



MANION + MARTIN ARCHITECTS, P.C.

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District of Columbia Office of Zoning
441 4th Street, NW
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Washington, DC 20001

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RE: New Garage for 2933 Tilden Street, NW, Washington DC 20008 – Special Exception

To whom it may concern:

This letter is intended to describe the existing and proposed structures of the MacMillan residence located at 2933 Tilden Street NW, Washington DC 20008 and describe how the property meets the tests for the special exception being sought.

The owners of the property, Kevin and Anne MacMillan, request a special exception to increase the Allowable Lot Occupancy on their property to allow for a two car garage (22'x22') at the rear of their property adjacent to the public alley. There was previously a garage at this requested location but has since deteriorated and the walls and roof structure have been razed. The floor slab of the old garage provides their existing parking pad situated next to a tiered garden. The clients would like to build a new two car garage per the design drawings submitted with this application. The garage would be a one-story structure, with a roof slope starting at 8'-10" from the Alley and sloping upward to a height of 12'-4". It is a modern structure finished with environmentally-friendly cement fiberboard siding. The single-slope shed roof permits the use of high transom windows to allow southern light into the garage. Rain water would also be collected from the roof and run to storage tanks attached to the garage base.

Other properties along the block have similar-sized garages facing the alley; therefore the MacMillan's request would not adversely affect the neighborhood as a whole or any of the neighboring properties specifically. The property width is non-conforming for an R-2 Zone. The minimum width of an R-2 lot is to be 30', and the width of the MacMillan's lot is 23'. Due to this non-conformity any structure, including the original garage, would push the lot Occupancy beyond the code allowed amount. Exacerbating the Low Occupancy issue is the fact that the primary structure (residence) is built property line to property line, without the required side yard setback, and is thus a Non-Conforming Structure. We request that based on these non-conforming issues, and that the proposed design would be in conformance with the intent of the neighborhood, that a special exception be granted to the MacMillan's (of 2933 Tilden St, Sq 2235, Lot 68) permitting the addition of a two-car garage to their lot.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

MANION + MARTIN ARCHITECTS, P.C.

Carlo Daniel Martin, Principal Architect
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Enclosures: Form 135 (1 original + 20 copies), Plat (1 original + 20 copies), Architectural Drawings (1 original + 20 copies), 3 Site Images (1 original + 20 copies), Neighbor's addresses (1 original + 20 copies)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18345

EXHIBIT NO. 4

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