

September 10, 2012

Mr. Lloyd Jordan,
Chairperson, Board of Zoning Adjustment
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Re: **Application Number 18385**

Chairperson Jordan,

In response to the request of the Board of Zoning Adjustment during our hearing on July 31, 2012, the attached provides an explanation of the impact of modifying our flower trellis. Essentially, restructuring represents a cost that is almost as much as the cost of the original construction.

The original cost was \$14,700 to build new. The cost of re-structuring will cost an incremental \$10,000. Please see attached estimate. I have received two other verbal estimates, neither varied significantly from the attached. Also, my experience has been that actual time and costs usually far exceeds the estimate due to unforeseen costs. For various reasons, we cannot afford such an undertaking.

Again, we have no intention of building on top of our flower trellis, which is what the intent of the zoning regulation is designed to prevent. We are willing to sign an affidavit to that effect and make it an official covenant to our deed. That way if we sold the house, no future owner could build on it either.

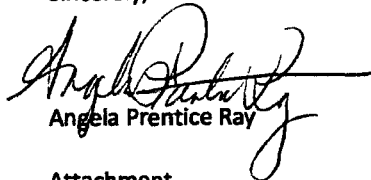
In order to have ceiling boards 24" on center, rather than the existing 16" on center, the task requires removal of eleven (11) braces, two (2) Cross Braces and 10 existing joists. Those joists will need to be replaced, given that the removal process requires some degree of demolition and will not allow for re-use. Each board has been installed with joist hangers. Metal, nails and hangers must be removed from ten boards. All boards are wrapped in an aluminum metal. The existing beams will need to be re-covered with metal, to hide nail holes that will be exposed and protect against weather related damages. All metal has been formed to fit boards and cut on the premises, utilizing a break or metal bending machine. Repairs will be needed to the siding on the house where boards were removed. There will be a nominal fee for removal and disposal of debris.

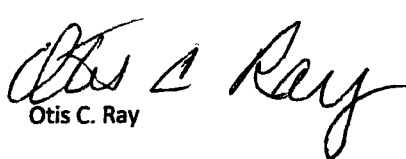
I am a Management Consultant and my primary client sold their company in March. As a result, my income has been reduced significantly. My husband Otis is retired. Also, I have been caring for a relative that was ill throughout the summer and passed away in August. Some of those costs I have had to assume. The impact of that has left me with limited ability or capacity to work full time. The existing trellis was budgeted for. Re-construction was not. We simply cannot afford such an undertaking without it creating a huge negative, financial impact.

We would like to ask the Board to take these factors into consideration. Again, our Area Neighborhood Commission, (ANC)5C has voted unanimously in favor of a waiver to support the existing structure and we have overwhelming support of our neighbors who attest to the aesthetic value of it to our community and , who appreciate the extra measures we took to provide for public safety. Also, as mentioned, there are many such pergolas in our immediate area. The trellis has weathered an earthquake, hurricane and many major storms without any structural damage.

Your consideration would be greatly appreciated.

Sincerely,


Angela Prentice Ray


Otis C. Ray

Attachment

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

EXHIBIT NO.

18385
33

Board of Zoning Adjustment
District of Columbia
CASE NO. 18385
EXHIBIT NO. 33

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Matthews Carpentry

Carpentry, Electrical, Plumbing

301-706-3608

Estimate of Services

Customer Information: Prentice/Ray
2100 First Street, NW
Washington, DC 20001 prenticeray@yahoo.com

Summary

Modify existing trellis to re-space top lateral boards from 16" OC to 24" OC.

Scope of Work

Task	Quantity	Man Hours	Labor Rate	Cost
1 Remove Braces	11	14	65	910
2 Remove Cross Braces (top)	2	6	65	390
3 Remove 10 existing joists	10	12	65	780
Repair existing coil stock or metal that each piece of lumber has been covered with (due to nail holes)	29	20	65	1300
5 Replace Braces	11	20	65	1300
6 Replace Cross Braces	2	12	65	780
Repair nail holes on existing siding (where attached to the house)		25	65	1625
8 Cut Metal / Wrap new beams	10	24	65	1560
9 Install new beams	10	14	65	910
Total Labor Costs		147		<u>\$ 9,555</u>

Labor costs include daily set up and breakdown

All Labor Tasks Require a minimum of 2 Laborers

New Materials	Quantity	Unit Cost	Cost
10 10 new boards (demolished during removal)	10	25	250
11 A roll of aluminum and related supplies	1	250	250
Total Material Costs			<u>\$ 500</u>

Other Costs

Removal and Disposal of Debris \$ 100

Total Costs \$ 10,155

All work will be performed in a professional manner and will reflect the experience and quality craftsmanship our clients have come to expect.

Client Acceptance: J. Wayne Matthews Date: 9-5-2012
Contractor Concurrence

Matthews Carpentry – Serving Maryland and Virginia Residents for over 30 Years!