

HARPOLE ARCHITECTS, P.C.

DC Board of Zoning Adjustment
441 4th Street, NW
Ste. 200-S
Washington, DC 20001

Re: Zoning Relief from 11- 223.
Special Exception for Lot Occupancy (403.2) and minimum depth of rear yard (404.1)

Property Owner:
Mr. Michael Miller and Mrs. Jennifer Schaeffer Miller
3041 Glenbrook Terrace
Washington, DC 20016

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18444

EXHIBIT NO. 5

RECEIVED
D.C. OFFICE OF ZONING
2012 JUL 19 PM 12:04

To Whom it may concern:

1.) We hereby request zoning relief from lot occupancy (403.2) under section 223. The lot occupancy for zone R-1-B is 40% . The proposed project will remain consistent with the general intent and purpose of the current zone. The current residence has a lot occupancy of 40%. The lot occupancy will not exceed 50% as required by the zoning regulations.

As required and indicated in Section 223 please note the following:

- The proposed project will be consistent with the other neighboring residences in terms of scale, massing and materials. It will not adversely affect light, traffic, noise, air or views.
- Neither the privacy of use or the enjoyment of the neighboring properties shall be unduly compromised. There are existing plantings along the rear property line to help shield the project from adversely affecting the property owners on the opposite side of Maud Street.
- The addition together the original building as viewed from Maud Street shall not visually intrude upon the character, scale, or pattern of the houses along the Maud Street frontage. The neighboring houses along this section of Maud Street front on Glenbrook Terrace. The proposed project will remain consistent with its neighbors by continuing to have its rear yard along Maud Street.

2.) We hereby request zoning relief from the minimum depth of the rear yard: 404.1 under Section 223. The minimum depth of the rear yard for zone R-1-B is twenty-five feet. The proposed addition of the breakfast room at its maximum shall exceed the minimum rear yard by nine feet over a sixteen foot length. The addition shall exceed the depth of the existing wood deck by one foot.

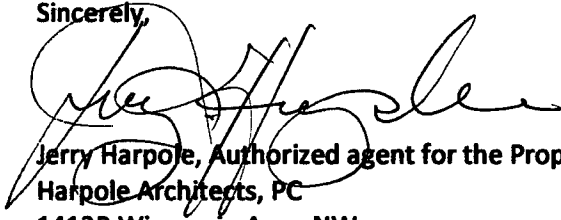
- The proposed project will include a breakfast room to the rear of the kitchen where one presently does not exist. The proposed addition of sixteen x thirteen feet eight inches will provide a new breakfast room for a growing family of four.
- The proposed project will include an addition to the family room of seven feet six inches across the length of the present room. This will afford the property owner's immediate and extended family to comfortably share the room together.

Thank for your consideration of the Special Exception and Variance from the current zoning regulations.

1413-B WISCONSIN AVENUE, N.W. ■ WASHINGTON, D.C. 20007 ■ (202) 338-3838

HARPOLE ARCHITECTS, P.C.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerry Harpole', is written over the word 'Sincerely,'.

Jerry Harpole, Authorized agent for the Property Owners: Mr. Michael and Mrs. Jennifer Schaeffer Miller
Harpole Architects, PC
1413B Wisconsin Ave., NW
Washington, DC 20007
work: 202.338.3838

Jerry Harpole, President and Owner

Harpole Architects, P.C.
1413B Wisconsin Avenue, NW
Washington, DC 20007
Wk. (202) 338- 3838
Fax. (202) 338- 3832
Cell.(202) 374- 4115
Jerry.Harpole@jharpole.com
<http://www.jerryharpole.com/>