

7 September 2012

RECEIVED
D.C. OFFICE OF ZONING

Board Zoning Adjustment:

2013 SEP 14 PM 2:56

My name is René McCray and I own the home at 1502 Irving Street, NE Washington, D.C. 20017. I am requesting an Special Exception pursuant to 2300.8 to permit a nine foot high standing detached carport with electronic remote controlled opening garage doors. The carport itself will be secured to the fence which surrounds my home with no more than a five foot setback. The electronically remote controlled garage door will replace the existing gate which has to be opened and closed manually to enter and exit.

My exception will not distract from the character, aesthetic beauty, or security of my neighborhood. It will not block access for any neighbors, diminish the views from any direction or infringe upon their ability to access their property or move in and around the neighborhood. In fact, the exception that I am requesting is several feet lower than my neighbors garage, will add security in accessing my property by car, and add to the value of my residence as well as the surrounding neighborhood.

What I am requesting is not unusual – there are several properties on Upsal Street, S.E. in Washington, DC off of Martin Luther King, Jr., Avenue S.E. that have carports with electronically opening garage doors – see pictures 1, 2 and 3 attached. Also, the carport posts on Upsal Street are not grounded in the cement slab but are in the land and adjacent to the carport – see picture number 4. I intend to ground each post in the cement for added security for the structure. In addition, the carports on Upsal Street have no more than a three foot setback from property to alley and are less than 6ft tall. I am 5' 7" inches tall – in picture number 5 you can see the fence on Upsal Street is less than 6" tall. My fence in which I will secure my carport is taller than 6 feet – see picture number 7.

Currently, in order to take advantage of the off-street parking, we must enter through the alley behind by home and manually open the back gate of the property. With the advent of Catholic University purchasing more and more homes in the neighborhood, parking on the street is steadily decreasing. The carport with the electronically opening garage door will provide a much needed level of security for my family and myself when entering and existing the off-street parking, in that we will not have to get in and out of the car to open and close the gate to enter and exist to park securely.

The carport will not only add a level of security for my family as we enter and exist our cars, by making the property more secure by having a garage door that electronically opens and closes into the carport via remote control – eliminating the ability for anyone to access the property from the alley without the electronic access to the garage door. The gate currently in place can be opened without much effort from the alley, making the property and those entering and existing through the current gate vulnerable. Establishing a permanent lock will add to the amount of time it takes to enter and exit the off-street parking.

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In addition, the installation of the carport with the electronically opening and closing garage door that opens only via remote control access will no doubt add to the value of the property and not negate current home values in the neighborhood.

Also, I am requesting no more than a five foot setback. My next door neighbors' have a garage that has no more than a five foot setback. Having a setback of more than five feet would ensure ample yard space is maintained and not infringe upon public space.

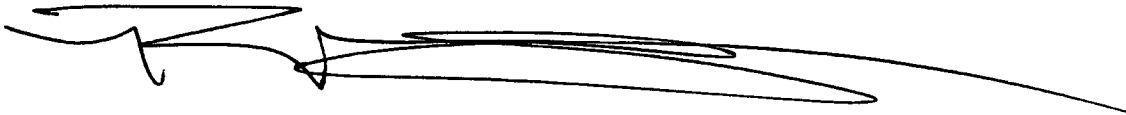
Some of my neighbors agree that adding the carport with electronically opening and closing garage door is a good idea and will added needed security – their letters of support are attached.

Per request, in addition to the letter, I have included Form 120, the letter from Department of Consumer and Regulatory Affairs, architectural plans for the carport, property plats, mailings lists of neighbors within a 200 foot radius, as well as additional supporting information from neighbors and examples of other properties with similar structures in the District of Columbia.

If there is additional information needed to consider my request, I will be happy to provide.

Your attention to this matter is greatly appreciated.

Respectfully,

A handwritten signature in black ink, appearing to read 'René McCray', with a long horizontal flourish extending to the right.

René McCray
1502 Irving Street, NE
Washington, DC 20017

Date May 28, 2012

Department of Consumer
and Regulatory Affairs
Board Zoning Adjustment

My neighbor René McCray at 1502 Irving Street, NE Washington, D C 20017 is requesting a variance to build a carport to be attached to the fence which surrounds her home. The carport will include a garage door which will open and close automatically and replaces the existing gate to enter and exit.

Currently, in order to take advantage of the off-street parking, you must enter through the alley behind her home and manually open the back gate of the property. The carport will provide a much needed level of security for my neighbor and her family when entering and using the off-street parking. Currently, my neighbor must get in and out of the car to open and close the gate to enter and use the homes' off-street parking.

The carport will not only add a level of security for my neighbor as she enters and parks, but will also make the property more secure by having a garage door that lifts into the carport via remote control – eliminating the ability for anyone to access the property from the alley without the electronic access to the garage door.

In addition, the installation of the carport with the garage door that opens only via remote control access will no doubt add to the value of the property and not negate current home values in the neighborhood.

My name is Thomas R. Blackburn and I reside at 1504 Irving St. NE, and I believe the addition Ms. McCray is seeking adds value, will provide additional security and should be approved.

Name THOMAS R. BLACKBURN

Signature

A handwritten signature in black ink, appearing to read "Thomas R. Blackburn", written over a horizontal line.

5 June 2012

Department of Consumer
and Regulatory Affairs
Board Zoning Adjustment.

My neighbor René McCray at 1502 Irving Street, NE Washington, D C 20017 is requesting a variance to build a carport to be attached to the fence which surrounds her home. The carport will include a garage door which will open and close automatically and replaces the existing gate to enter and exit.

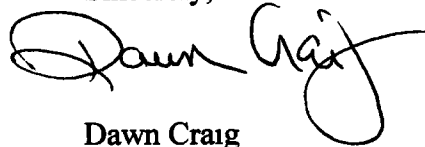
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The carport will not only add a level of security for my neighbor as she enters and exists, but will also make the property more secure by having a garage door that lifts into the carport via remote control – eliminating the ability for anyone to access the property from the alley without the electronic access to the garage door.

In addition, the installation of the carport with the garage door that opens only via remote control access will no doubt add to the value of the property and not negate current home values in the neighborhood.

My name is Dawn Craig and I reside at 3017 15th Street, NE and believe the addition Ms McCray is seeking will add value, will provide additional security and should be approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Dawn Craig". The signature is fluid and cursive, with the first name "Dawn" and last name "Craig" clearly distinguishable.

Dawn Craig

Date: Monday June 18, 2012

Department of Consumer and Regulatory Affairs
Board Zoning Adjustment:

Dear Members,

My neighbor René McCray at 1502 Irving Street, NE Washington, D.C. 20017 is requesting a variance to build a carport to be attached to the fence which surrounds her home. The carport will include a garage door which will open and close automatically and it will replace the existing gate to enter and exit.

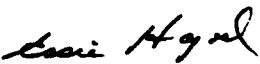
Currently, in order to take advantage of the off-street parking, you must enter through the alley behind her home and manually open the back gate of the property. The carport will provide a much needed level of security for my neighbor and her family when entering and existing the off-street parking. Currently, my neighbor must get in and out of the car to open and close the gate to enter and exist the homes' off-street parking.

The carport will not only add a level of security for my neighbor as she enters and exists, but will also make the property more secure by having a garage door that lifts into the carport via remote control – eliminating the ability for anyone to access the property from the alley without the electronic access to the garage door.

In addition, the installation of the carport with the garage door that opens only via remote control access will no doubt add to the value of the property and not negate current home values in the neighborhood.

My name is Essie Hagood , and I reside at 3118 15th St. NE. DC. . I believe the addition Ms. McCray is seeking will add value and will provide additional security for her family and should be approved.

Name: Essie Hagood

Signature: 

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