

Subject: 2926 Newark St. NW, BZA case #18480

Date: Friday, December 21, 2012 10:48 AM

From: Dickson Carroll <dicksoncarroll@earthlink.net>

To: "Nero, Richard (DCOZ)" <richard.nero@dc.gov>

Cc: "Mordfin, Stephen (OP)" <stephen.mordfin@dc.gov>, Nancy MacWood <nmacwood@gmail.com>, David Sohn <dmsohn@gmail.com>

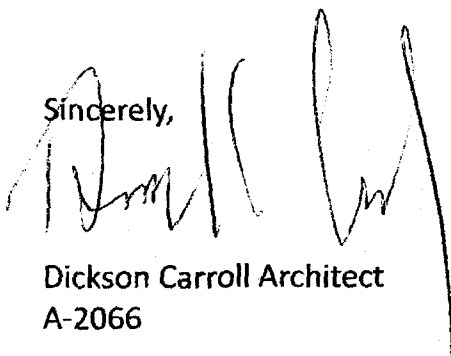
Rick,

I have talked to Steve Mordfin of the DC Office of Planning who is preparing his report on our BZA case. He said that he had talked to Matt LeGrand, chief of D.C. Zoning, and Matt said he would not count the space between our upper deck and the existing garage as a court. This means that the existing accessory building, which is face-on-line, would not become part of the main building, which would result in our having no side yards and hence we would technically become a row house in a single family-zone and need a use variance under 201.1.

Since the variance request is now moot, we are only seeking a special exception under 223. for rear yard, side yard (on the attached side), and percentage of lot occupancy (50%) . Steve was not sure whether we needed a special exception under 2001.3, Additions to non conforming structures. If so, this too could be granted under section 223, but my understanding is that this regulation is applied only to buildings, not structures. In any case Steve will determine if we need relief for this section.

In sum, my understanding is that we now have a case fully under 223. for special exception and do not require variance relief under 3102.2

Sincerely,



Dickson Carroll Architect
A-2066

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18480
EXHIBIT NO. 27

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