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VIA Email to DCOZ and in-person submission to DCOZ front desk

BZA Case # 18483

RE: Request for an order, per §3125.8, permitting zoning-compliant changes to submitted building plans without undergoing procedures indicated in §3129 "Modification of Approved Plans."

We kindly request that the Board, pursuant to DCMR 11, §3125.8, orders that we may be allowed to make immaterial exterior/interior changes to the submitted building plans, as long as those changes are compliant with zoning regulations for construction of a flat in R-4 district. Since this is an application for a parking variance, minor changes to exterior/interior of the proposed building are not germane to the issue of parking, do not materially change the facts of this application, and thus should be ordered as permissible by the Board and not require additional approvals as per §3129 – "Modification of Approved Plans."

While reviewing the plans with our new architect and structural engineer we determined that minor changes are needed to the plans. All changes will be consistent with zoning regulations. Below is the list of changes that are currently known, but we request that the Board allows us to carry out construction based on plans that may have additional immaterial changes, as long as those changes are consistent with all zoning regulations for a flat in R-4 district:

- 1) Increase building height by 1.5 feet. Structural engineer informed us that the floor systems' height must be increased by 6 inches per floor system.
- 2) Reduce the width of the front cellar bay window well.
- 3) Connect rear cellar window well with rear cellar egress steps and change location of rear first floor steps.
- 4) Adjust the slope of the mansard roof.
- 5) Various interior layout changes.

Sincerely,



Sergei Mikhailov

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18483
EXHIBIT NO. 25

Board of Zoning Adjustment
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