

BZA #18511

**Zoning Variance Clarification Letter**

Mailed at all residents within 200ft radius of property on February 5<sup>th</sup> 2013, by  
Gregory Gardner, of Alleyoop LLC.

RECEIVED  
D.C. OFFICE OF ZONING  
2013 FEB -7 PM 3:12

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18511

EXHIBIT NO. 25

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18511  
EXHIBIT NO.25

TAKOMA PARK  
TAKOMA PARK, Maryland  
209129997

1050050912 -0096  
02/05/2013 (800)275-8777 09:24:57 AM

| Product Description                                | Qty | Sale Unit Price | Final Price |
|----------------------------------------------------|-----|-----------------|-------------|
| (Forever)<br>Four Flags<br>Double Sided<br>Bklt/20 | 1   | \$9.20          | \$9.20      |
| (Forever)<br>Four Flags<br>Double Sided<br>Bklt/20 | 1   | \$9.20          | \$9.20      |
| (Forever)<br>Four Flags<br>Double Sided<br>Bklt/20 | 1   | \$9.20          | \$9.20      |
| (Forever)<br>Four Flags<br>Double Sided<br>Bklt/20 | 1   | \$9.20          | \$9.20      |

Total: \$36.80

Paid by:  
Debit Card \$36.80  
Account #: XXXXXXXXXXXX8436  
Approval #: 148548  
Transaction #: 216  
23 902891498  
Receipt#: 002606

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other information call 1-800-ASK-USPS.  
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Bill#: 1000404214495  
Clerk: 08

4 February 2013

RE: BZA APPLICATION #18511, 1018 IRVING STREET NW (rear)

Dear Neighbor:

As most of you know by the public notice sent out in December (copy attached) we are seeking a zoning variance to construct a 5-unit condominium building on the alley lot at 1018 Irving Street NW (rear) that was previously being used as JC Auto Repair. The existing exterior walls will remain, and we will build an addition on top that will increase the height from 18'-6" to 39'-6", which is approximately only twice the current height. **NOTHING HAS CHANGED FROM THE DESIGN PROPOSED IN THE APPLICATION OR PRESENTED AT ANY OF THE PUBLIC MEETINGS**, this is just a clarification of the zoning relief being sought.

I have been asked by the DC Office of Zoning to clarify that my requested variance from section 2507 will be a variance for the proposed use of the building as well as a variance for the proposed height of the building.

If you have any questions or would like to meet to review the proposed design, please feel free to give me a call.

Respectfully,

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

Greg Gardner  
Seven Five Three Development  
202.421.6776

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



**DEC 20 2012**

**APPLICATION NUMBER 18511**  
**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing at 441 4<sup>th</sup> Street, N.W., Suite 220 South, Washington, D.C., 20001 on Tuesday, March 5, 2013, on the following application:

**Application of Allyoop LLC**, pursuant to 11 DCMR § 3103.2, for a variance from the use provisions under subsection 330.4, a variance from the nonconforming structure provisions under subsection 2001.3, and a variance from the building on alley lot provisions under section 2507, to allow the use and alteration of an alley lot to construct an addition to an existing structure for a mixed-use (office and a five residential apartments) in the R-4 District at premises rear 1018 Irving Street, N.W. (Square 2851, lot 837)

At the public hearing, all interested persons will be given an opportunity to express their views. However, in lieu of appearing at the hearing you may also submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. If you are unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at [dcoz@dc.gov](mailto:dcoz@dc.gov) or at (202) 727-6311.

Persons seeking party status shall file with the Board, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Request form, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>. This form may also be obtained from the Office of Zoning at the address stated. This application is located within the boundaries of Advisory Neighborhood Commission 1A. This application will be heard between 9:30 a.m. and 12:00 p.m. If you have any questions about this application, please call the Office of Zoning on (202) 727-6311, or visit the office at 441 4<sup>th</sup> Street, N.W., Suite 200 South, Washington, D.C. 20001. Please refer to the application number when you write or call about this case.

SINCERELY,



**RICHARD S. NERO, JR.**  
Deputy Director of Operations  
Office of Zoning

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441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)