

Merle Thorpe Architects

December 14, 2012

DC Office of Zoning
Board of Zoning Adjustment
441 4th Street NW
Suite 200S
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18512
EXHIBIT NO. 5

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2012 DEC 17 PM 2:42

Subject Property: 3014 P Street, NW
Zoning District R-3, Semi-detached dwelling
RE: Special Exception application
Part E -- specific tests conforming to Zoning Regs for Special Exception
223 Sections (403, 405, 2001.3)
Proposed work: Screened porch enclosure – an expansion of an existing deck

The proposed screened porch addition has no impact on the light and air of the surrounding adjacent dwellings or properties. The proposed work the subject of this Special Exception application has been vetted by the respective public review agencies having jurisdiction in the community. On or before the 12/3/2012 the project was placed on the No Review requirement by the local ANC-2E with no opposition. Being located in the Georgetown Historic District the Commission of Fine Arts' Old Georgetown Board on 12/6/2012 in Concept Review at the public hearing approved the project. A subsequent filing to be made in February 2013 will be for permit review by these organizations. The ANC has letters on file from the owners of the dwellings on the east and west sides of the property mentioning that there is no opposition. The neighbor and owner of the dwelling to the south contiguous across the south property line has had no comment after many weeks of having been given the documentation. No letters are on file that are in opposition to the proposed work.

The applicant seeks relief from the zoning sections of Title 11 DCMR of the Zoning Regulations sections 223 (403, 405, 2001.3).

Exception to Section 403 Lot Occupancy (lot coverage) is sought. The District R-3 required maximum lot occupancy is 40%. The proposed addition will increase the total lot occupancy to 51.8% of the lot. This additional coverage includes the area of the non-conforming side yard on the east side of the dwelling.

Exception to provision 2001.3 for non-conformance to the lot coverage is also sought. The property lot occupancy is currently at 51.8%.

Exception to Section 405 for the side yard requirement is sought. The current side yard averages 3.0 feet the length of the dwelling. The required side yard is 8 feet. At the proposed addition which steps back from the property line one additional foot will increase the side yard to 4 feet for the distance of the addition.

No relief is sought for the non-conforming lot width which remains unchanged in the proposed application. The required lot width is 40 feet with the lot measuring 30 feet wide.

All other Sections of the Zoning Regulations requirements are believed to be met.

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