

Office of Zoning
DCOZ
441 4th Street NW
Washington DC 20001

Office of Zoning,

I would like to change the status of my case with the BZA (Case #18573) to be amended from requesting a Use Variance to instead requesting a Special Exception.

I have reviewed the criteria stated in Section 202.10, and I believe I fit the criteria to be classified as a Special Exception.

Below is a chart listing the criteria required.

Sec 202.10	Criteria Required	Does applicant meet this?
Lot Size (a) (3)	4,000 SF required in R-3 1,848 SF provided in application (see plat)	No.
House Size (b)	At least 2,000 sf, exclusive of garage, required Total: 1,948 (see attached architect plans)	No.
ADU Size (c)	≤ 25% of house's GFA =480/1948 = 24.6% (see attached architect plans)	Yes.
Internal only (d)	Yes, Internal Basement is part of house.	Yes
Entrance (e)	An additional entrance may not face street Yes, in addition to the front entrance that the owner will use, the additional entrance does NOT face the street. It faces the back of the house.	Yes
Owner-occupied (f)	Yes, the owner lives in the house	Yes
Aggregate # Occupants (g)	No more than six between principal residence and ADU The space would have the owner (1) + (1) renter in the basement = 2 people	Yes
Home occupation (h)	No ADU if home occupation already on site There is no home occupation on site.	Yes
Waiver of Criteria (i)	BZA may waive no more than 2 of criteria; Only (a) and (b) are not met	Yes

RECEIVED
D.C. OFFICE OF ZONING
2013 JUN 17 PM 1:19

BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO. 18573

EXHIBIT NO. 29

(i) (1)	Owner-occupancy not waive-able; Ok – owner lives onsite.	Yes
(i) (2)	Modification shall not conflict with single-family intent of R-3 zone There will only be 2 people in the house. This does not conflict with single family house intention.	Yes
Waiver of Criteria (i) (3)	Modification requiring more than 2 waivers must be a use variance Do not need to waive more than 2 criteria (a) and (b)	Yes

Please let me know if you need further information from me.

Sincerely,

Kathleen M Sullivan
4463 Greenwich Parkway NW
Washington DC 20007



KRAMER ARCHITECTS INC.

7960-D Old Georgetown Road, Bethesda, MD 20814 301/652-5700 • FAX 301/913-9254

June 14, 2013

**RE: 4664 GREENWICH PARKWAY, N.W.
WASHINGTON, D.C.**



Dear Kathleen:

I have enclosed the following information for your calculations related to the overall floor plans at your residential residence.

Overall first floor plan.....570. .sq. ft.

Overall 2nd floor plan.....590. .sq. ft.

Overall basement plan 550. .sq. ft.

Overall attic plan.....238 .sq. ft.

TOTAL OF BUILDING AREA.... 1,948. sq. ft.

Note: The area of the lower level which is rented is the overall square feet less the area which is being used by the owner for storage.

Therefore, you would subtract the 70 sq. ft. from the overall 550 sq. ft. and the rentable area would be 480. sq. ft.

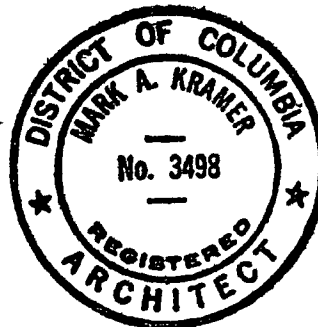
The rentable area (480 sq. ft.) would be divided by the overall bldg.(1948 sq. ft.) which would give you the percentage of the building which is being used for renting

THE OVERALL AREA RENTED IS : 25% (PER CENT) OF THE BLDG.

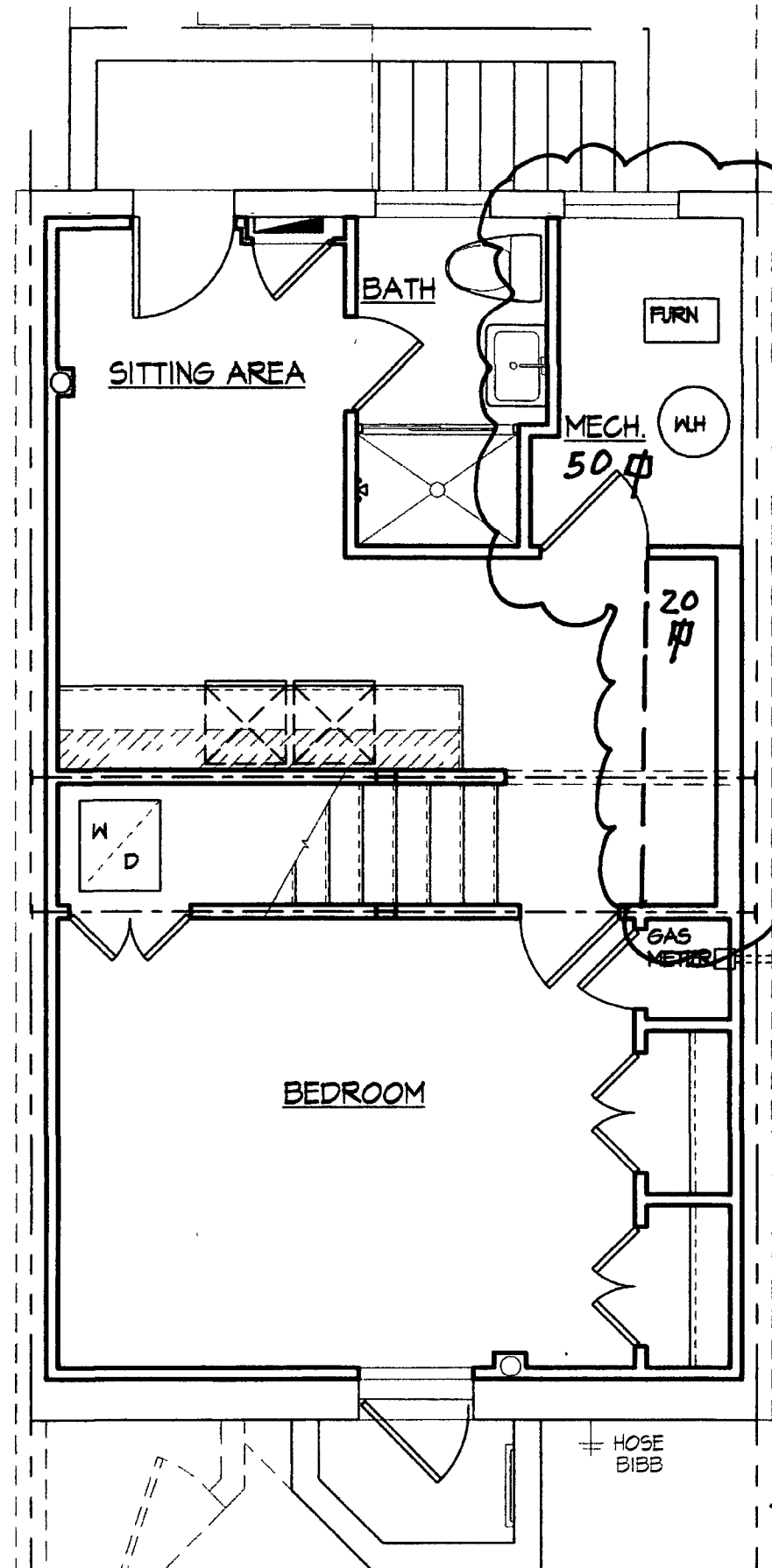
If you require any additional information, please let me know.

Yours truly

Mark Kramer, A.I.A.
KRAMER ARCHITECTS, INC.



2



OWNER'S
STORAGE
AREA -
NOT RENTED

70' x 20'

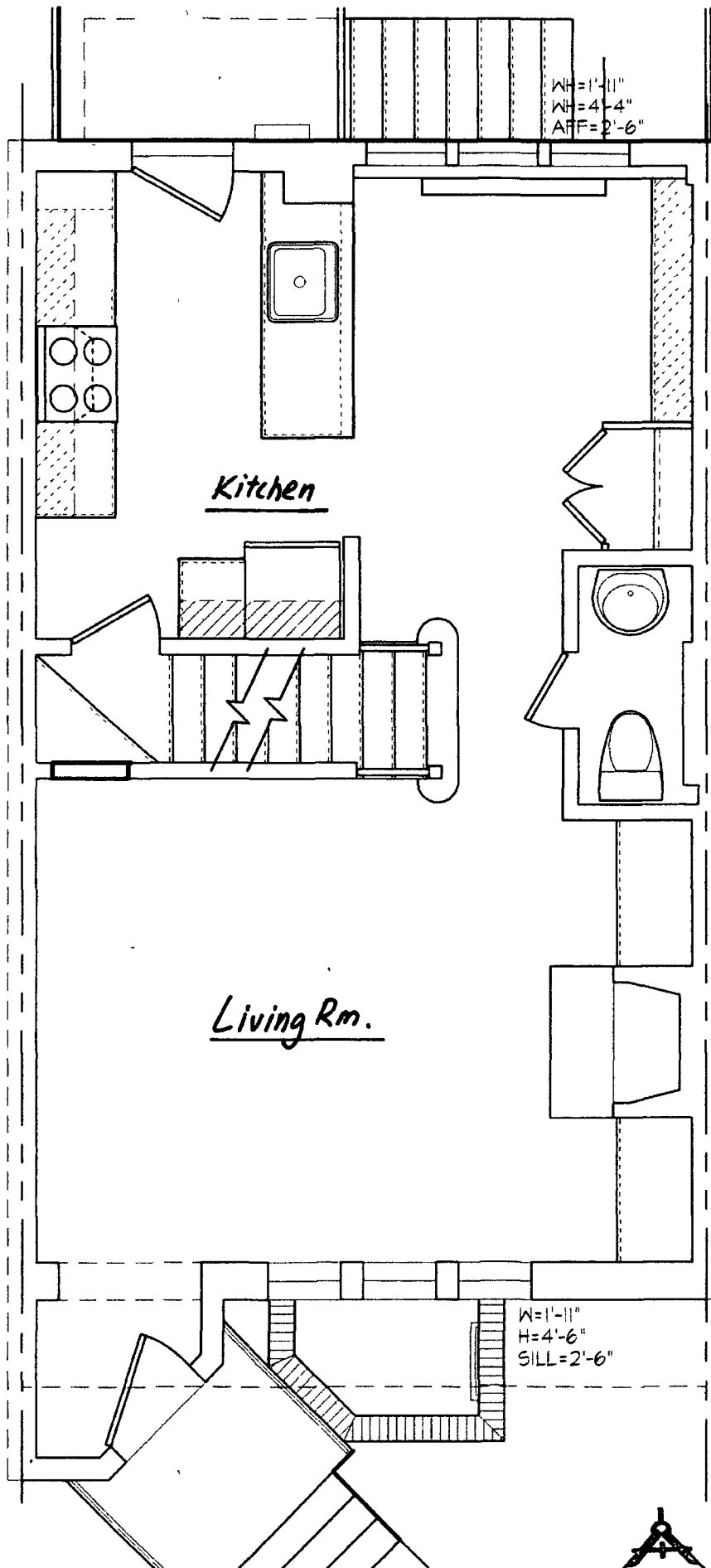
LOWER LEVEL
OVERALL SQ.FT.

550 sq.ft.
- 70 Not rented

480 sq.ft. rented

1/4" = 1'-0"
KRAMER ARCHITECTS, INC.
7960-D Old Georgetown Rd
Bethesda, MD 20814
(301) 652-5700
FAX (301) 913-9254

3

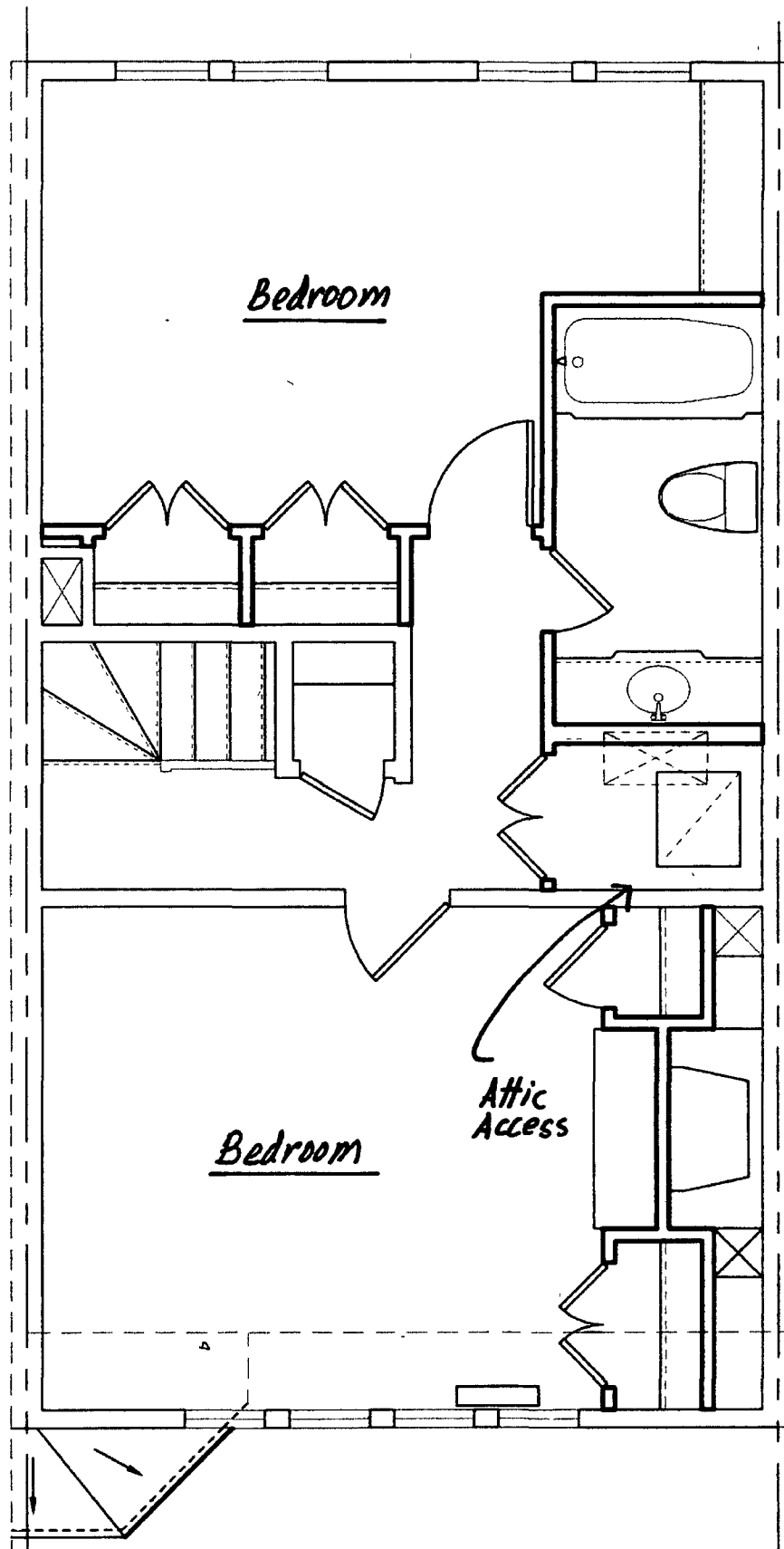


FIRST FLOOR
OVERALL SQ FT.
570 sq. ft.

$\frac{1}{4}'' = 1'-0''$
KRAMER ARCHITECTS, INC.
7960-D Old Georgetown Rd
Bethesda, MD 20814
(301) 652-5700
FAX (301) 913-9254



9



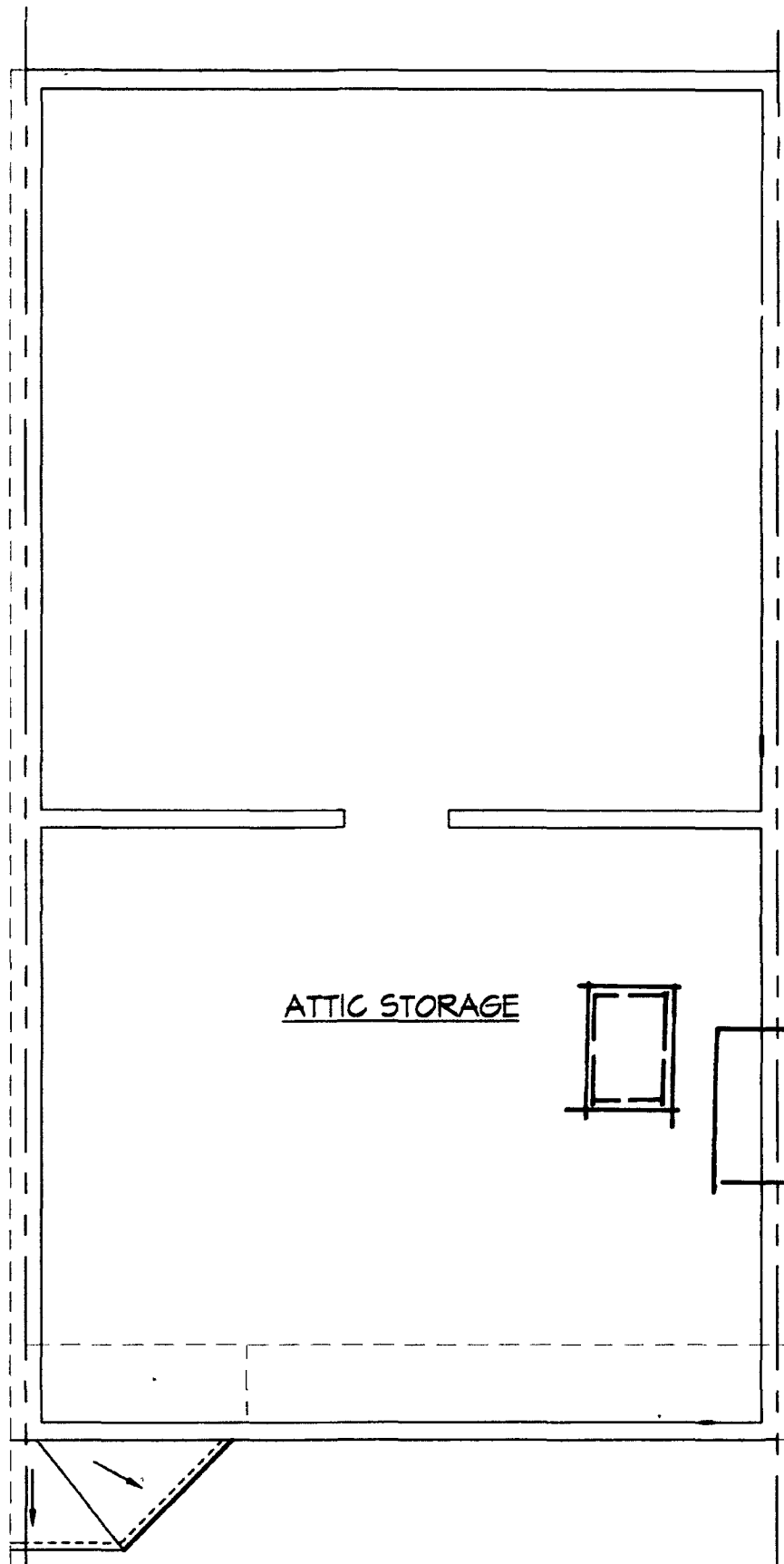
2ND FLOOR
OVERALL SQ. FT.
590 sq.ft.

1/4" = 1'-0"



KRAMER ARCHITECTS, INC.
7960-D Old Georgetown Rd
Bethesda, MD 20814
(301) 652-5700
FAX (301) 913-9254

5



ATTIC LEVEL

OVERALL SQ FT

238 sq. ft.

$\frac{1}{4}'' = 1'-0''$

KRAMER ARCHITECTS, INC.
7960-D Old Georgetown Rd
Bethesda, MD 20814
(301) 652-5700
FAX (301) 913-9254

