

Stavropoulos Associates Architects

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George Stavropoulos AIA

April 23, 2013

Re: Proposed Garage Addition to 3215 45th Street, NW Statement of Appeal

Dear Sir or Madam:

I am writing in regards to a garage addition permit application we had recently submitted on behalf of our client; Application ID: G1300022. We would like to appeal to the Board of Zoning Adjustment, the statement made in the zoning review which reads, "The height of the existing garage (16.5 feet) has exceeded the required 15 feet of an accessory structure (garage) in R-1-B zone and therefore it is non-conforming structure." In researching this project, I have learned that the existing garage was built before this 15 foot height restriction was put in place. The existing structure is established and in very good shape. Our client would like to add a 10 foot addition in order to make the gain more useable space in the garage. We are proposing a 10 foot addition to the garage that matches the existing height of 16.5 feet, in order to maintain a consistent look to the garage (see the attached architectural drawing). In understanding the height restriction, it would be a shame if we have to remove an existing structure. Since the existing garage predates the height restriction, we are asking the BZA to consider our request and make an exception to this rule.

Sincerely,

Alexi Stavropoulos
Stavropoulos Associates Architects

Board of Zoning Adjustment
District of Columbia
CASE NO.18588
EXHIBIT NO.2