

185

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Architects & Engineers

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April 11, 2013
Sam Homes, LLC
3014 South Dakota Ave NE
Washington, DC 20018

DEAR BZA BOARD

A Detailed statement of existing and proposed use of the structure

The existing use and the future use of the property will not change from SFD, R1B . No work is to be done beyond the existing foot print and detailed drawings are provided for the record

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A Detailed statement EXPLAINING WHY special exception should be approved

The existing structures in this block of houses were built with the side yards as they appear presently long before the zoning regulations were established in 1958 for the new 8 foot side yard regulations on both sides of SFD, R1B The neighbors lived together for years with the present side yard conditions. The building would have to go through major renovations for the side yard restrictions to be in compliance with the new Code requirements. This is a serious hardship to the occupant's living quarters and the use of the property structure and grounds The present bedrooms in the attic space have smaller than 8 foot ceiling heights and are less than 100 square feet in area; the rooms have very small closet spaces. There is no space for seasonal clothes and no storage space for suitcases. The structure of this house is not built satisfaction for an average 6 foot man and woman to live comfortably in. The spaces are too tight. The stairs to the attic space is 30 inches wide (proposed 36 inches wide). We are removing useless non bearing walls The ground will be more pervious and natural plant and adaptive plant will be used to lessen run out rain water The neighbors have seen the plans and they like them and do not feel threaten by them. We are pleading for the grandfather clause to take place to allow us to use our existing foot print be used and our attic be converted to a more livable space. We have designed our windows and exterior openings to not violated any privacy requirements for lighting, ventilation, security and goodwill features. We are seeking relief from the 8' side yard restriction on the north side of the building

In the zoning code, section 223, all of the restrictions have been met including 223 1 as a special exception. 223.2(a), 223 2(b), 223 2(c), 223 2(d); 223.3, 223.4 and 223 5

CLARENCE MOBLEY, ARCHITECT

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18583

EXHIBIT NO. 25

Clarence Mobley, AIA

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[NCARB Certified] [CBE]

Board of Zoning Adjustment
CASE NO.18583
EXHIBIT NO.25