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July 15, 2013

BY ELECTRONIC FILING

Lloyd J Jordan, Esquire
Chairperson
D.C. Board of Zoning Adjustment
441 Fourth Street, N.W.
Suite 210
Washington, D.C. 20001

JUL 16

**Re: BZA Application No. 18586
of Mary G. McGrath
4351 Klinge Street, N.W.
Square 1625, Lot 802 ("Property")**

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18586
EXHIBIT NO 40

Dear Chairperson Jordan and Members of the Board:

The Applicant, Ms. Mary G. McGrath, by and through undersigned counsel, respectfully submits the attached current revised plan ("Revised Plan") for the one-story front porch which was previously reviewed and approved by the Zoning Administrator's Office, a building permit issued by DCRA on March 14, 2013, and partially constructed pursuant to the issued building permit before being notified that additional zoning relief was required from the front yard setback requirements of the Wesley Heights Overlay District ("WHOD").

The Revised Plan being submitted is the product of on-going and good faith negotiations between the Applicant and her architect, Griz Dwight, AIA, and Mr. Angel F Clarens and Mr. Andrew Heimert who both are owner occupants of neighboring properties on the opposite (south) side of Klinge Street, N W. Both Messrs. Clarens and Heimert have requested Party status in this Application.

As will be more fully presented at the hearing, the Revised Plan provides four (4) enlarged skylights in the roof/ceiling of the covered porch, removal of the screens, uniform open railings on the front and side of the porch and shifts the stairs leading to the porch from the center to the left side of the porch. Each of the four skylights shown is approximately 3.5 feet by 8 feet (or 28 square feet of open and transparent area). The final configuration and number of skylights may vary as a result of product availability and/or building code requirements. However, the Applicant commits to providing skylights with a total transparent area of not less



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than 112 square feet The Revised Plan is intended to make the porch more transparent and less visually noticeable.

Accordingly, the Applicant requests the Board's adoption of the Revised Plan and approval of the requested front yard relief, subject to the following additional conditions, including.

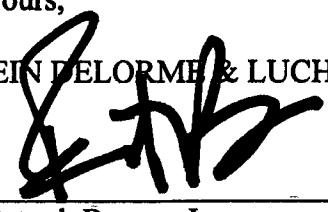
1. Approval of the front porch is subject to the Revised Plan in the BZA record as Exhibit ___, provided the Applicant shall have flexibility in the final number, size and/or configuration of the required skylights, subject to the total transparent area of the skylights being not less than 112 square feet;
2. Enclosure of the front porch, in any manner, with screens, windows, or solid or other opaque materials is not permitted,
3. Removal, reduction in size, or blocking of the approved skylights is not permitted;
4. The modification of the roof of the front porch is not permitted and use of the roof as a deck, porch or other occupied space is also not permitted, and
5. Approval of the requested front yard setback relief for the front porch under the specific circumstances of this application and the Revised Plan shall not establish a precedent or otherwise be the basis for further zoning relief to enclose, expand, modify, enlarge or in any other manner modify the approved front porch.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact me.

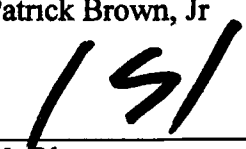
Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By


John Patrick Brown, Jr

By:


Kate M. Olson



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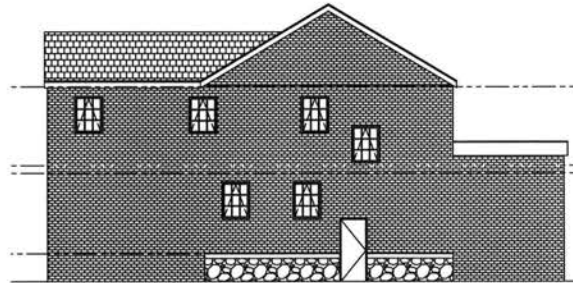
Enclosures

cc. Electronically

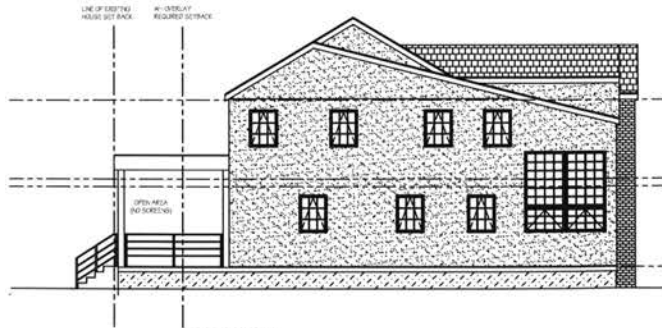
Ms. Mary G. McGrath
Alicia and Daniel G. Ritchie
Ms. Lynne Seekamp and Mr. Lee Minichiello
Mr. Angel F. Clarens
Mr. Andrew Heimert
Mr. Matthew LeGrant, Zoning Administrator
Ms. Jennifer Steingasser, Office of Planning
Mr. Joel Lawson, Office of Planning
Ms. Brandice Elliott, Office of Planning
Ms. Karen Thomas, Office of Planning
Penny Pagano, Chair, ANC 3D
Gayle Trotter, Vice Chair, ANC 3D
Kent Slowinski, ANC 3D01
Thomas Smith, ANC 3D02
Nan Wells, ANC 3D03
Stuart Ross, ANC 3D04
W. Philip Thomas, ANC 3D05
Rory Slatko, ANC 3D07
Michael Gold, ANC 3D08
Joe Wisniewski, ANC 3D10
Mr. George Watson



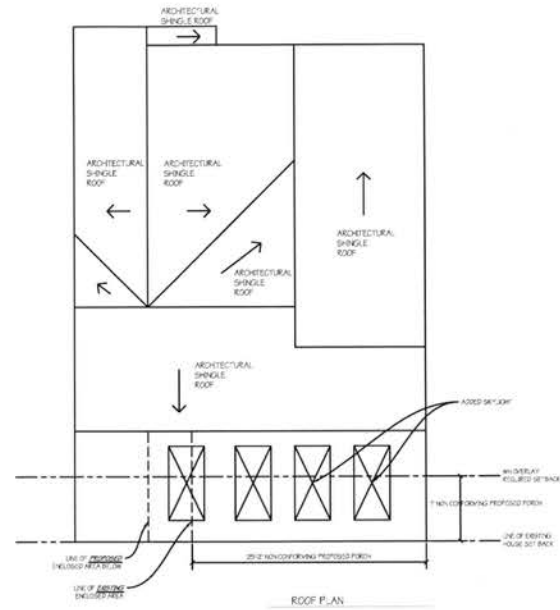
BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN



FRONT ELEVATION

MARY'S HOUSE 4351 KIDGLEY ST. NW WASHINGTON, DC 20006

GRIZARD DESIGN ARCHITECTS
1100 20th Street NW
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RELEASE

DATE	NO.	DESCRIPTION
11-05-11	1	PERMIT SET
11-26-11	2	PERMIT SET
01-26-12	3	PERMIT SET REVISED
05-11-12	4	PERMIT SET 2
02-05-13	5	PERMIT SET REVISED 1
04-15-13	6	FOOTING REVISION

EXTERIOR ELEVATIONS

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SCALE:
1/4" = 1'-0"
DRAWN BY:
DATE:
4/15/2012 4:28 PM

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