

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: OCT 31 2013

To Whom It May Concern:

The D.C. Office of Zoning is providing this letter to inform all property owners within 200 feet of a development project of conditions associated with the approval of the project

The following is offered for informational purposes only. **You are not required to respond or take any other action with respect to this letter. Further, the record in this case is closed and no additional documentation will be accepted.**

The D.C. Board of Zoning Adjustment recently approved the following project, which is within 200 feet of your property:

Application No. 18586 of Mary McGrath, as amended, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a special exception under § 223 to allow additions to an existing one-family detached dwelling not meeting requirements for side yard (§ 405) or enlargement of a nonconforming structure (§ 2001.3) in the WH/R-1-B District at premises 4351 Klinge Street, N.W. (Square 1625, Lot 802)

This application was approved subject to the following conditions

1. The front porch shall be developed as shown on the Revised Plan in the record as Exhibit 40, provided that the Applicant shall have flexibility in the final number, size, and configuration of the required skylights so long as the total transparent area of the skylights is not less than 112 square feet. The rear addition shall be developed in accordance with the plans in the record as Exhibits 7 and 17
2. The Applicant shall not enclose the front porch in any manner, with screens, windows, or solid or other opaque materials
3. The Applicant shall not remove, reduce in size, or block the approved skylights
4. The Applicant shall not modify the roof of the front porch, or use the roof as a deck, porch, or other occupied spaces.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18586

EXHIBIT NO. 46

District of Columbia
CASE NO. 18586
EXHIBIT NO. 46

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- 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.

Please note: The timeframe for development of an approved project varies depending on the scope and complexity of the project. Consequently, the conditions enumerated above may not be pertinent or at issue until a future date

If you are interested in learning more about this case, or have questions about the definition of terms enumerated above, you can obtain a copy of the written Order that contains the conditions from the D C Office of Zoning website (www.dcoz.dc.gov) From the homepage, select the "Search" tool in the blue left sidebar, navigate to a search of "ZC and BZA Orders," and enter the case number provided above Once you obtain the Order, if you have questions *specifically pertaining to enforcement of the aforementioned conditions*, please contact the D.C. Office of Zoning Compliance Review Specialist at (202) 727-6311.

SINCERELY,



RICHARD S. NERO, JR.
Deputy Director of Operations