

18595



architecture by tono, inc.

8120 hamilton spring rd. bethesda, md 20817

To
District of Columbia Office of Zoning
441 4th street, NW ste 200 S,
Washington, DC 20001
Att.
Board of Zoning Adjustment

April 30, 2013

From.
Mrs Eva Sanchez
620 9th Street NE
Washington, DC 20002

Re
Variance Letter Rear deck
620 9th Street NE
Lot 0846 Square 0913
Zoned R-4
DCRA File # B1304412
DCRA BZA Case # FY-13-15-Z

To whom it may concern

I'm seeking a variance to rework an existing rear deck made of steel (see package pictures) and rebuild it with a new deck made of pressure treated materials as shown in the package drawings. The deck will be less than 4'-0" in height therefore will not add to building area
The reasons to request this variance is due to the existing condition of the lot namely

Lot Occupancy

Existing lot size 1,020 SF
Lot Width 17'-0"
Zone R-4
Lot occupancy max allowed 60% or 612 SF
Existing Lot occupancy. 805 SF or 79%
Proposed Deck coverage 84SF or None
Total lot occupancy 805 SF or 79%

Rear Yard

N/A Proposed deck is less than 4'-0" at rear grade

Yard Definition 199.1

Required: N/A
Allowed. 50%
Provided 5'6"
Variance 6'3" Existing SF structure occupies 8'-3"

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18595

EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO.25

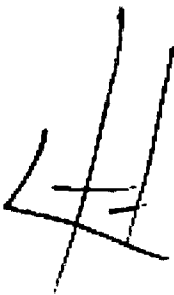
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Mrs Eva Sanchez is therefore seeking to be granted a variance to allow her to rework her existing deck for the following reasons

- 1 Property is unique to the R-4 zoning which usually allows for use of a rear yard by the owner and presents an exceptional situation. The existing lot only has 60'-0" in depth and 17'-0" in width. The by right R-4 zoning requires a minimum of 18'-0" in width and 100' in length for a 1,800 SF minimum lot size. Existing lot has only 1,020 SF in a R-4 Zone which creates an exceptional situation for this lot. Existing SF structure occupies already 79% of the lot. The reworking of the deck being less than 4'-0" in height will not add to the already existing lot coverage. The existing size of the lot makes it difficult for the owner to be in compliance with the zoning regulations. Due to the already existing first floor elevation it will make it difficult for the owner to make use of the rear yard unless the deck is reworked as proposed. Having the proposed deck be at the same elevation as the existing first floor level will allow the owner to use her rear yard properly.
2. Granting the variance will not be of substantial detriment to the public good since there has been an already existing deck in this location since the time the home was built. The proposed deck has similar characteristics to the existing conditions already present in all of the adjacent and neighboring lots. Most lots have similar or larger decks in lots of similar characteristics as Mrs Sanchez lot.
3. Granting the variance will not be inconsistent with the general intent of the R-4 zoning since it will be utilized for residential purposes as has been the case since the home was originally built and as it is the intent for a typical R-4 zone.
- 4 This is the only location where the existing deck to be reworked could be placed.

Thank you for considering my application for reworking my existing deck.
Let me know if there are any questions

Sincerely,

A handwritten signature in black ink, appearing to be 'Eva Sanchez', written in a cursive style.

Mrs Eva Sanchez/ Augusto Tono, architect