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BOARD OF ZONING ADJUSTMENT
 District of Columbia

CASE NO. 18611

EXHIBIT NO. 27

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Executive Summary

Case No. 18611

Site Description

Address: 5502 13th Street NW
Square/Lot: Sq. 2801, Lot 75

Lot Area: 1,976 sq. ft.

Zoning: R-3

Existing: Single-Family Dwelling

Historic District: None

Project Description

Applicant	William Lindsay and Jennifer Coleman
Proposal	New private garage at rear of existing single-family home
Relief Sought	§223 Special Exception
Special Exception Standard	§223.1: Addition to one-family dwelling §223.2: No Substantially Adverse effect on Use/Enjoyment of an Adjacent Dwelling • Light and air unaffected due to long, narrow nature of the Property; 4½ ft. setback from the rear Property line; and 15-foot alley. • Privacy of neighboring property owners is unaffected because of the modest size of the garage; privacy fence; and presence of the public alley. • No visual intrusion to character, scale or pattern of houses because of presence of a garage in this location historically and the abundance of other garages on the alley. §223.3: Lot Occupancy • 70% lot occupancy, permitted by special exception

Comments of District Agencies and Community:

- Unanimous Support from ANC 4C

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July 16, 2013

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

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Re: Application No. 18611 – 5502 13th Street NW (Square 2801, Lot 75)
Prehearing Statement of the Applicant

Honorable Members of the Board:

On behalf of Applicant in the above-referenced case and pursuant to 11 DCMR §3113.8, we hereby supplement the filings made with the initial application and offer the following as the Prehearing Statement of the Applicant.

The Prehearing Statement package contains:

1. Prehearing Statement; and
2. ANC Report

The Applicant has waived its right to a public hearing and selects the BZA Expedited Review process. If you have any questions, please do not hesitate to contact me on behalf of the Applicant. Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP



By: Meredith H. Moldenhauer

Enclosures:

Cc: Advisory Neighborhood Commission 4C
c/o Janet Myers, Chair (via email)
Single Member District 4C01 Representative, Michael Yates (via email)
Office of Planning (via email)
Cliff Moy, Board of Zoning Adjustment (via email)

Tab 1

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
WILLIAM LINDSAY AND
JENNIFER COLEMAN**

**BZA APPLICATION NO. 18611
MEETING DATE: JULY 30, 2013**

PREHEARING STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of William Lindsay and Jennifer Coleman (the “Applicant”), the owners of property located at 5502 13th Street NW, Lot 75 in Square 2801 (the “Property”) in support of the application for special exception review pursuant to 11 DCMR §223, for an increase in lot occupancy to 70% (§403) to allow a new private garage at the rear of an existing single-family home in the R-3 District.

II. REQUEST FOR EXPEDITED REVIEW

Relief under §223 expedited review is proper because Applicant seeks to construct a new private garage at the rear of a one-family dwelling. A new accessory structure is allowed on the same lot as a one-family dwelling. A private garage is an accessory structure to the one-family dwelling. There will be no introduction or expansion of a nonconforming use (§223.5). As demonstrated in this application, lot occupancy does not exceed 70% (§223.3) and the addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property (§223.2).

III. THE APPLICANT MEETS THE BURDEN OF PROOF FOR ZONING RELIEF TO CONSTRUCT NEW ACCESSORY STRUCTURE ON THE SAME LOT AS A ONE-FAMILY DWELLING

Section 223 provides relief based on satisfying specific criteria under which a new accessory structure on the same lot as a one-family dwelling may be permitted within a residential district. Each of the criteria was addressed in detail in the Applicant’s Initial Application. The proposed addition in no way impacts the light, air, or use and enjoyment of neighboring property owners or the character of the neighborhood.

IV. COMMUNITY OUTREACH

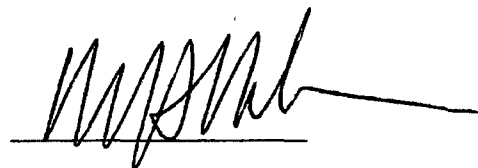
The Applicant's zoning counsel met with the Single Member District Representative for 4C01 for a site visit. The Applicant presented the project at ANC 4C's June 12 meeting where the ANC voted unanimously in support of the Applicant. *See* ANC Report at Tab 2.

I. CONCLUSION

For the reasons stated above and in the Initial Application, the requested relief meets the applicable standards for special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

A handwritten signature in black ink, appearing to read 'Meridith H Moldenhauer', is written over a horizontal line.

By: Meridith H Moldenhauer

Tab 2



ADVISORY NEIGHBORHOOD COMMISSION 4C

www.anc4c.org

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June 12, 2013

Ms. Sara Bardin

Director, DC Office of Zoning

441 4th Street NW, Suite 210-S

Washington, DC 20001

Re: Board of Zoning, Adjustment, Case Number 18611

Dear Ms. Bardin:

At a properly noticed and with a quorum present at the Advisory Neighborhood Commission 4C meeting held on June 12, 2013, the 4C Commissioners voted unanimously to support BZA Case Number 18611.

The applicants request Special Exception review pursuant to DCMR Title 11, Section 223 for an increase in lot occupancy to 70% to construct a garage at the rear of their single family home located at 5502 13th Street NW (Square 2801, Lot 75).

Based on the foregoing, ANC 4C respectfully requests that the BZA give great weight to the 4C Commission position to support BZA Case Number 18611.

Janet Myers, Chair

SMD 4C02

Michael Yates, Treasurer

SMD 4C01

cc: Councilmember Muriel Bowser

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