

MRC Investors, LLC
Melanie Madeoy
14900 Sweitzer Ln
Suite 206
Laurel, MD 20707
301 587 6532

June 4, 2013

RECEIVED
D.C. OFFICE OF ZONING
2013 JUN -5 AM 9:48

SUBJ 1177 3rd St NE Washington, D C 20002

To Whom It May Concern,

This process began a couple of months ago when presenting this proposed construction project to the Department of Consumer and Regulatory Affairs. After speaking with the zoning reviewer at DCRA, it was brought to our attention that the proposed addition we desired to add did not comply with the zoning regulations for both rear yard setback and lot occupancy requirements. It was explained that our special exception was pursuant to § 223.1 for a two-story rear addition that does not comply with § 403.2, maximum lot occupancy and § 404.1 minimum required rear yard (§ 3104.1). Our proposed project would result in a 17' rear yard setback, and 69% lot occupancy. At this point, the process for a special exception was explained to us, and given the nature of the existing size of this single family dwelling, we felt as though we were justified in presenting our case to BZA. Our plans were filed with the zoning department and roughly one month later we were presented with our memorandum from the zoning director. The proposed addition would not increase the height of the existing single family dwelling, and because neither of our neighbors have a 20' rear yard setback, we are hoping that we have a strong case. We have spoken, and gotten written consent from neighbors on either side (one a liquor store, one a single family dwelling) to extend our property by 9'. Part of this proposal includes the possibility of adding a roof deck/penthouse, however we are fully aware that we would have to comply with additional zoning regulations based on additional setbacks to eliminate line of site from the street. It is our understanding that the roof deck is not part of the special exception for which we are applying, but rather a subject we will address once again with zoning at DCRA should we be granted permission to move forward with the addition. Should you have any questions for me, please do not hesitate to contact me at any time. Thank you greatly for your time and consideration with this application.

Regards,



Emily Hirst
Owner's Authorized Agent

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18616

EXHIBIT NO. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.18616
EXHIBIT NO.6