

**Supplemental Documentation Requested by staff at the Office of Planning
For a Proposed Rear Deck Addition at 4911 4th St NW
Case #18634 – Submitted 9/5/13**

Staff with the Office of Planning contacted us to indicate that a number of aspects of our submitted special exception application require correction or additional attention. The three items brought to our attention are addressed below.

- 1) Lot Occupancy Correction: Staff at OP pointed out that something we were not aware of...that front and rear porches and decks are not to be counted by their actual footprint but must encompass the full width of the lot if they do not comply with the required 6 foot setback for the purpose of calculating lot coverage. So corrected numbers for lot coverage square footage and percentage are provided here:

Current lot size = 1,530 sq ft
Current (as submitted) building lot coverage = 868 sq ft
Current (corrected) building lot coverage = 1,034.1 sq ft

Current lot coverage % = 57%
Proposed (as submitted) lot coverage = 65%
Proposed (corrected) lot coverage = 67.6%

RECEIVED
D.C. OFFICE OF ZONING
2013 SEP -5 PM 2:11

Lot coverage calculated this way still remains under the 70% limit.

- 2) Relief from Section 2001.3: Staff at OP informed us that our lot with an 18 foot width was laid out 2 feet less wide than the 20 foot lot width requirement and 470 square feet short of the 2,000 square foot lot area requirement established in the 1958 zoning regulations for the R-3 zone. The Board of Zoning Adjustment has determined that any addition to a non-conforming lot or must seek relief pursuant to DCMR 11 Section 2001.3. So we would like to **additionally request relief from Section 2001.3** for the rear deck as a non-conforming structure due to this quirk related to the original lot size.
- 3) Relief from Section 406.1: Staff at OP also informed us that unless the proposed rear deck were to be built to and on the side property lines, any width less than the width of the lot and less than 6 feet has the effect of creating a non-conforming "open court". Proposed new zoning regulations, if passed, would apparently address this issue and provide for more flexibility in not having to meet either of the two extremes of building on the lot line or 6 feet back. But until then, we must address the regulations as written. To accommodate the submitted design, **we request 3.83 feet of width relief from Section 406.1's requirements for the non-conforming "open court"** between the northern edge of the proposed deck and the property line. Alternatively we will be prepared to present an alternate design at the hearing that avoids the need for open court relief by extending the deck from lot line to lot line, if such an approach helps to streamline the application.

Name: Russell Clark

Date: 9/5/13

Russell Clark for Noel Design Build

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18634
EXHIBIT NO. 29
Board of Zoning Adjustment
District of Columbia
CASE NO. 18634
EXHIBIT NO. 29