

Michael Morales

From: Shawn Staples
Sent: Monday, August 05, 2013 7:31 AM
To: Michael Dent, Michael Morales
Subject: FW: CARR - 3400 Morrison Street, NW side and rear 10% flexibilities



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From: LeGrant, Matt (DCRA) [mailto:matt.legrant@dc.gov]
Sent: Friday, August 02, 2013 3:58 PM
To: Shawn Staples
Subject: RE: CARR - 3400 Morrison Street, NW side and rear 10% flexibilities

Shawn Staples

Thanks for your submission. I have determined that, after reviewing your email and attachments asking for minor flexibility under 11 DCMR 407.1, that the flexibility can be granted. Based on the information you provided, I agree with the rationale that this change is warranted given the combined impact of the yard setbacks and building restriction lines, and would not negatively impact the surrounding lots.

I do not see any conflict with the purposes of the District, nor any adverse impacts occurring to adjacent properties. The requested flexibility is at the 10% allowance for yard requirements, and the change is for 10% each for the 25 foot rear setback (2.5') and the 8 foot side yard setback (9.6").

Accordingly, you can proceed with an application and cite this communication that documents my granting of the minor flexibility.

Best Regards,

Matthew Le Grant

Zoning Administrator
Dept of Consumer and Regulatory Affairs
Government of the District of Columbia
1100 4th St SW - Room 3100
Washington, DC 20024
Phone 202 442-4652
FAX 202 442-4871
Email matt.legrant@dc.gov
Web <http://dcra.dc.gov/DC/DCRA/Permits/Certificates+of+Occupancy+and+Zoning>

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18650
Board of Zoning Adjustment
EXHIBIT NO. 11
District of Columbia
CASE NO. 18650
EXHIBIT NO. 11

July 18, 2013

Matthew Le Grant
Zoning Administrator
Dept. of Commerce and Regulatory Affairs (DCRA)
1100 4th Street, NW
Room 3100
Washington, DC 20024
matt.legrant@dc.gov

Re: 3400 Morrison Street, NW

Dear Mr. Le Grant,

Thank you for meeting with us, along with Shawn Staples, on May 22, 2013 about the addition we would like to build onto the alley side of our house. We have decided to move along and file for the variance process with the BZA. As part of the filing, we are writing you to request the granting to us of the 10% minor flexibilities from the 25 foot rear setback (2.5') and the 8 foot side yard setback (9.6"), as discussed during our meeting.

We request these minor flexibilities for the follow reasons:

1. We need more space in our house for our currently growing family including on the first floor a family room/powder room and on the second floor a master suite. The addition, as proposed, would accommodate this much needed additional space.
2. Under the 8 foot side yard building limit (toward the alley), our new family room with an intrusion of also a new powder room would be very narrow, so any additional room would assist in relieving this.
3. Under the 25 foot rear yard building limit. our non-conforming home which currently projects into this limit and is not parallel to the rear lot line would not be able to make the necessary connections to the proposed addition without the rework of major existing features in the house (stairs), so the additional 2.5 feet of minor relief would assist in creating the connections necessary to make the addition functional and usable.

4. There are many building limitations on our property, so we are very constrained in terms of where we can build our addition. Our house is a corner lot with 15' building restrictions on two lot lines, an 8' building restriction on our alley lot line and a 25' rear lot line. As discussed during our meeting based on the total lot square footage, we are able to build on only 22.6% of our lot. With the two minor flexibilities we are asking for that square footage would increase but only up to 28.9%.

Granting us these minor flexibilities would not negatively impact the light, air or privacy of our only immediate neighbor (our other neighbors are separated by either a street or alley) as the nearest structure would be our neighbors detached garage. We also submitted, during our meeting, letters from all our surrounding neighbors of non-objection to the proposed addition.

Thank you for considering this request. Please let us know if you have any additional questions.

Sincerely,

Jonathan and Colston Carr
3400 Morrison Street, NW
Washington, DC 20015
202-244-0727