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As requested by the District of Columbia Office of Zoning (DCOZ) the following statements are in response to the specific application requirements for information concerning a DC Board of Zoning Appeals (BZA) hearing

- 5D) The property located at 859 Venable Place NW, Square 3233/Lot 0093, is currently listed and used as a fully-detached Single-Family Dwelling

The requested alteration to the property will not alter its use The use will remain a Single-Family Dwelling

- 5E) 1) The general intent of the DC Zoning Regulations for zone R-1-B, as understood by the applicant, is to establish an area of general residential use, permitting fully detached dwellings only, and non-commercial, complimentary auxiliary uses The current lot occupancy and the existing area of the lot as well as the side yard set backs, do not conform to current regulations due to the structure being built and the lot lines being established prior to the adoption of the current regulations

The requested alterations to the property at 859 Venable do not further or create additional non-conformance within the Zoning Regulations The requested alterations, expansion/addition of a 2nd-story, maintain the current width and depth of the structure's foot print, not altering lot occupancy, and establish a new maximum height of less than 3 stories and/or 40'. The side yard set back regulation is not address but the requested alterations do not further the non-compliance

2) The requested alterations to the property at 859 Venable Place NW will not adversely affect the use of the neighboring properties The use of the property in question is a Single-Family Dwelling that is fully detached and will remain as such The height of the alterations will not be such that the views, sunlight or privacy of the neighboring properties will be adversely affected when complete The height alterations will remain in compliance with R-1-B regulations There will be no increase ambient light, traffic, or noise for the neighboring properties as the use of the property is and will remain Single Family Dwelling All of the immediately adjacent properties are identical in use

The applicant believes the requested alterations to 859 Venable will be accretive to the neighborhood as a whole The existing structure will be modernized and renovated, improving the overall appeal of the surrounding neighborhood

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18132
EXHIBIT NO. 4

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Board of Zoning Adjustment
District of Columbia
CASE NO.18732
EXHIBIT NO.4