

December 2, 2014

By IZIS Filing

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

Re: BZA Application No. 18879 of Farhad and Shahrzad Jalinous; 2804 34th Place, NW

Dear Chairman Jordan and Members of the Board:

I am writing on behalf of the Applicant to amend the Application to include relief for a 16.5 foot one-story connection between the principal structure and the garage on the Property (the "Building Connection"). This request represents no change to the proposed construction, which still involves only the extension of the width of the existing garage. The proposed construction is noted as "Proposed Garage Addition" on the Survey attached as Exhibit A. The area of the Building Connection is outlined in blue on that Survey. Photos showing the north side (the side abutting the neighboring property) of the Building Connection are included herein as Exhibit B.

The purpose of this request is to avoid confusion in the building permit process, as a result of the Applicant's concern over the origins of the Building Connection. This one-story section of the structure (approximately 15 feet by 16.5 feet) was constructed prior to the Applicant's purchase of the Property, and it appears from the structure's materials inside and out to be at least 30 to 40 years old. Review of the Baist Map from 1968, however, reflects that the principal structure and the accessory garage were not connected as of 1968.

The Applicant does not know whether or not the Building Connection was approved by DCRA, and has not been able to find any documentation evidencing a permit for the Building Connection. Therefore, the Applicant wishes to amend the application to include relief for this one-story portion of the structure along with the 7-foot extension of the garage. The amendment does not change the proposed plans, but does slightly alter the requested relief. Whereas the current relief requested under Section 223 is for rear yard relief, the amended request would add side yard relief to the Section 223 request, for the 16.5 foot length of the Building Connection.

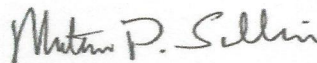
The Building Connection has a height of one story, and it is adjacent to a high fence and shrubbery that shields it from view by the neighboring property. There are no windows on this portion of the structure facing north, where it abuts the only abutting neighbor. Therefore, the Applicant believes that approving this

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area is also in accordance with the requirements of Section 223, as this portion of the structure does not unduly affect the privacy or light and air of abutting properties.

Thank you for considering this additional request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Martin P. Sullivan". The signature is written in a cursive, slightly slanted style.

Martin P. Sullivan

Enclosures

cc: Catherine May, ANC 3C
George Keys, Attorney for Abutting Neighbor

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 6, 2014

Plat for Building Permit of SQUARE 1941 LOT 46

Scale: 1 inch = 20 feet Recorded in Book 176 Page 83

Receipt No. 14-05415

Furnished to: ROCHELLE JOSEPH

Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

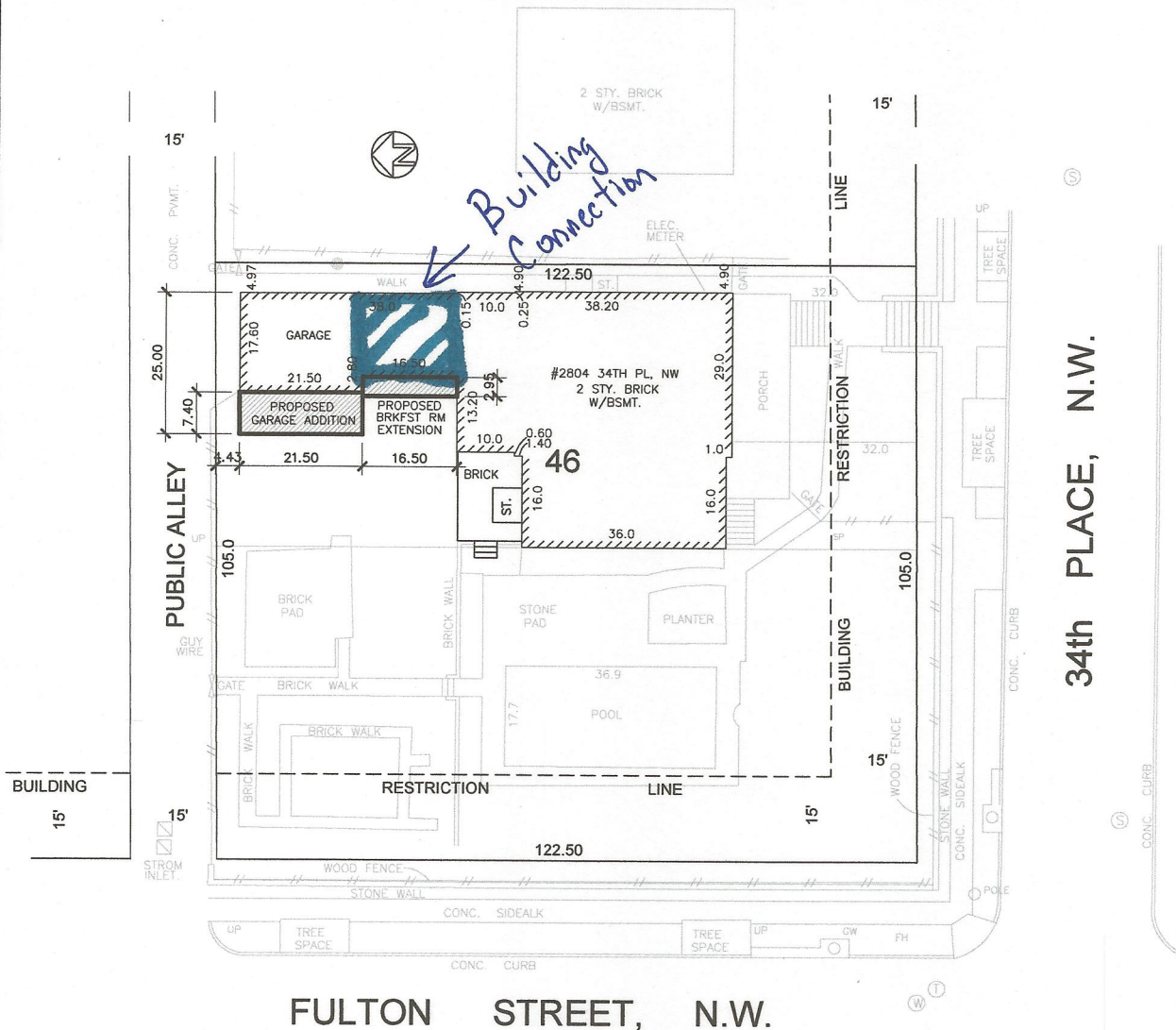
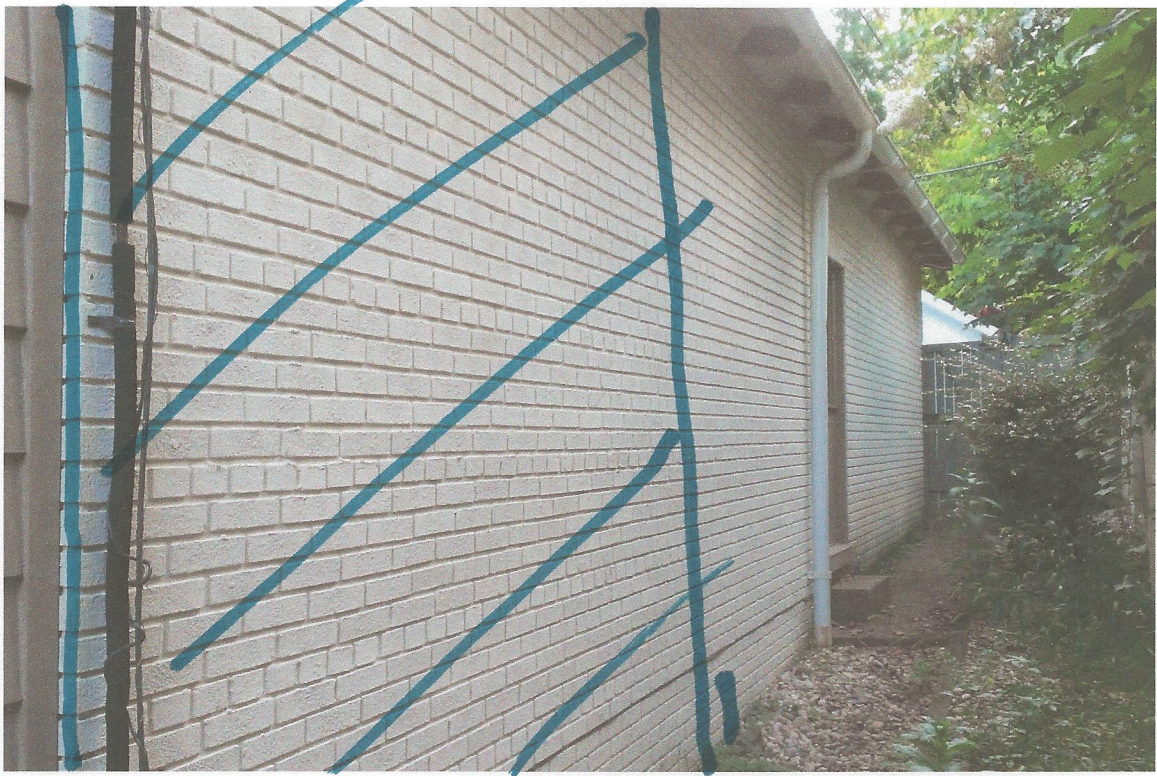
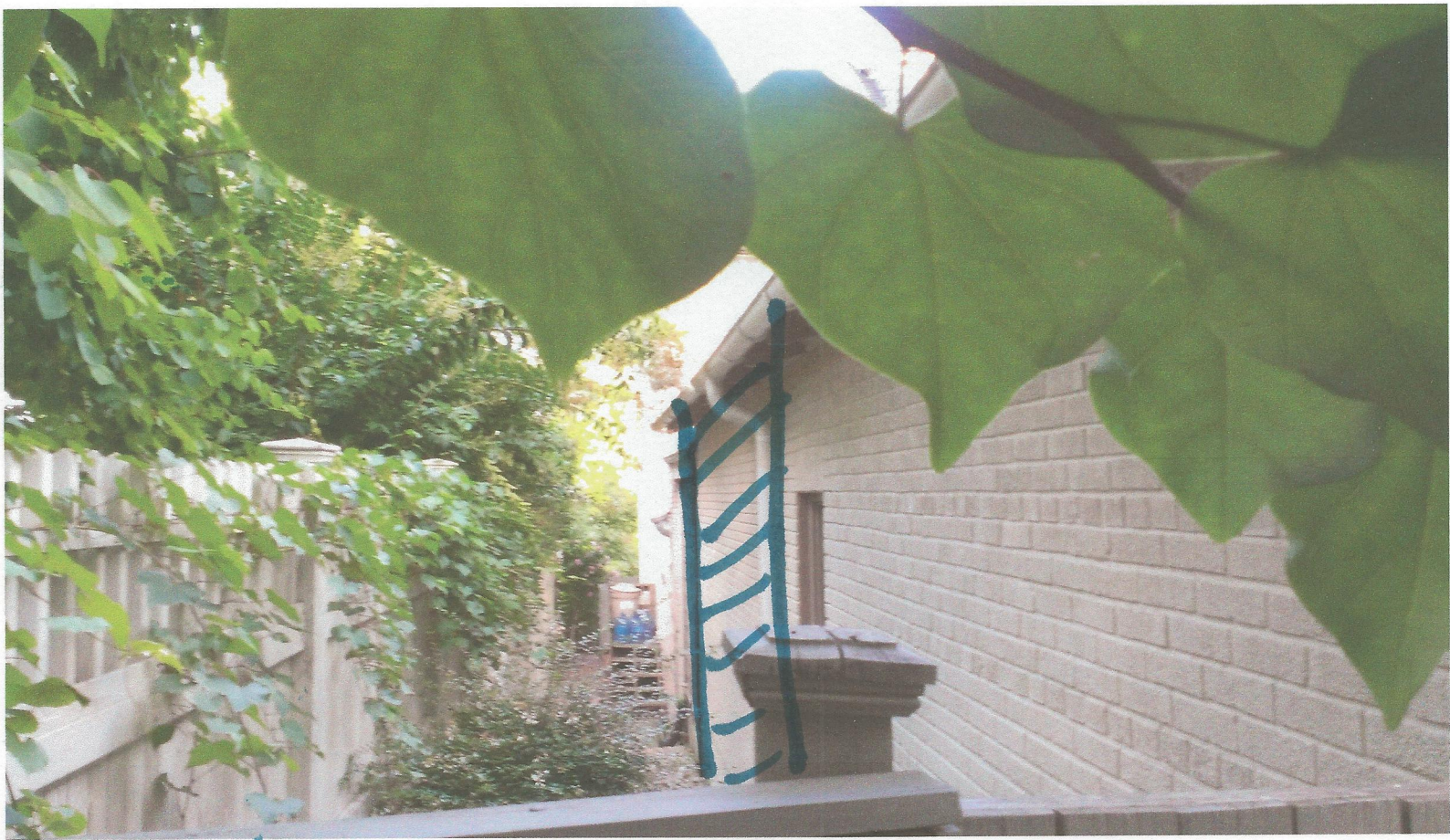


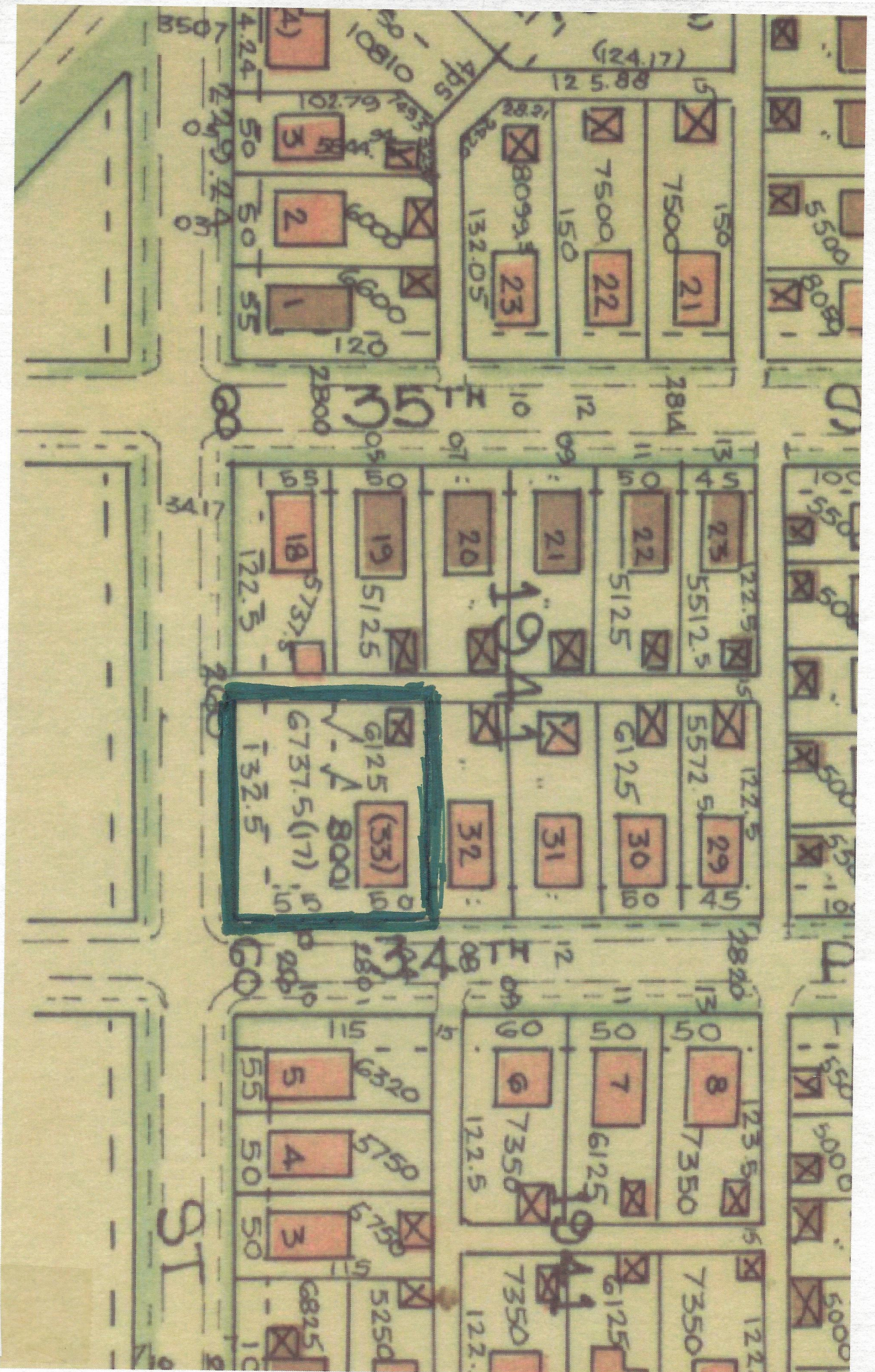
Exhibit B

Photos of the north side of the Building Connection









1968 Baist