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November 12, 2014

Lloyd Jordan, Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

Re: Application No. 18886 – 2709 36<sup>th</sup> Street NW  
Supplemental Submission

Chairperson Lloyd Jordan and Honorable Members of the Board:

On behalf of the Applicant, Niloufar Hoorazar, we hereby submit this supplemental submission in the above-referenced case to clarify the timeline and lot occupancy figures provided.

The Applicant obtained proper building permits and built an addition to their single-family home. The Initial Application states that the building permit was issued to construct the new addition and interior renovations on January 31, 2014. The correct date is, in fact, September 11, 2013. January 31, 2014 is the date the wall check verification failed. The Applicant completed the majority of the construction of the new addition from September, 2013 through January, 2014. The Applicant did not become aware that the wall check verification failed until months after it was issued.

The lot area at the Property is 6,450 square feet. The structure, with the new addition, has a footprint of roughly 2,541 square feet<sup>1</sup> and physically occupies 40% of the lot. The existing nonconforming side yard on the northern side of the structure is just under 5 feet and thus contributes toward lot occupancy. The side yard, at 277 square feet, brings the lot occupancy to 44% lot occupancy. See Lot Occupancy Diagram at Exhibit A. The Applicant has filed for special exception relief section 223.3, by which the Board may permit lot occupancy of all new and existing structures of up to 50% lot occupancy in the R-1 District. While initially on the expedited review calendar, the Applicant withdrew the case from the expedited review calendar and requested a full hearing. See Case Log, Exhibit 31.

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<sup>1</sup> The Initial Application erroneously stated that construction expanded the building envelope from 2,451 sq. ft. to 3,509 sq. ft. However, as stated above, the building envelope *after* the addition is 2,541 sq. ft.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,  
MOLDENHAUER & WIGGINS, LLP



By: Meridith H. Moldenhauer

Enclosures:

Cc:      Advisory Neighborhood Commission 3C  
                  c/o Carl Roller, Chair (via email)  
Single Member District 3C08 Representative, Catherine May (via email)  
Maxine Roberts-Brown, Office of Planning (via email)

## **Exhibit A**

# 2709 36TH ST NW

