

BEFORE THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

Prehearing Statement Pursuant to Section 3113.8 of the Zoning Regulations

This statement is submitted by Mr. David Ruddy (husband) and Ms. Bondurant Eley (wife), the “Applicants” here and owners of the subject property located at 1811 Wiltberger Street NW, Washington DC 20001 (the “Property”). The Applicants seek a variance from the lot coverage (§ 403.2) requirement in the Zoning Regulations. The Applicants also seek a variance from the requirements in § 2001.3 of the Zoning Regulations concerning enlargements or additions. Finally, the Applicants seek a special exception from the requirements in § 404.1 of the Zoning Regulations concerning rear yards.

On November 5, 2014, we appeared before the ANC6E to present our application and to seek ANC6E's support for our third floor addition at 1811 Wiltberger St, NW. At that meeting, the Commission supported our project and we understand that a letter of support on behalf of ANC6E will be offered in this matter.

As initially filed, our application sought only a variance from the lot coverage (§ 403.2) requirement in the Zoning Regulations. On December 19, 2014, we (along with Mark Lawrence, our architect) had a telephone discussion with a Mr. Stephen J. Mordfin, AICP, of the DC Office of Planning, who was reviewing our variance application (BZA Application No. 18907) for the Office of Planning. During that call, Mr. Mordfin suggested that we also apply for (1) a variance from the requirements in § 2001.3 of the Zoning Regulations concerning enlargements or additions, and (2) a special exception from the requirements in § 404.1 of the Zoning Regulations concerning rear yards.

These requests for additional relief are reflected in the revisions to our application filed today, January 13, 2015, via the IZIS system.

s/David M. Ruddy
DAVID M. RUDDY

s/A. Bondurant Eley
A. BONDURANT ELEY

January 13, 2015