

In the previous application the Commission:

Application No. 11750 of the Government of Oman, pursuant to Section 8207.1 of the Zoning Regulations for permission to extend on existing garage in the R-1-A zone at 2903 - 44th Street, N. W., Lot 58, Square 1620.

Permission was granted to allow a proposed extension, located on the Garfield Street side of the subject property where the existing garage and dwelling provided no rear yard .

The Applicant is seeking to reconstruct and enlarge a first floor section to match the existing lower level footprint as well as construct a new stairway for this addition to grade level. The proposed construct infringes on the rear yard setback requirement in that the dwelling provides no rear yard.

The proposed completed project will not effect the light and air of the neighboring properties as the height would remain the same and the increase of 7'-10" addition to first floor would be towards the Garfield Street side and constructed solely over the existing footprint.

The proposed completed project will not effect the use and enjoyment of the neighbors as the project does not does not change the existing footprint or use of the structure nor does it add more windows or doors facing any of neighbors.

The proposed completed project, together with the original building, as viewed from any direction, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage. The proposed completed project is designed to blend in with the existing home using its current Tudor influence.

The current use of the property is a single family detached home as allowed for in zone R-1-A:

Permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot width of 75 feet for residential,a minimum lot area of 7,500 square feet for residential,a maximum lot occupancy of 40% for residential,a maximum height of three (3) stories/forty (40) feet,..... rear yard requirements are twenty-five (25) feet, side yard requirements are eight (8) feet. (Non-applicable parts omitted).

The proposed future intended use would remain a single family detached home. This use is pre-deemed compatible with the Zoning Regulations.

Respectfully,



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