

MICHAEL ALAN FINN, ARCHITECT
2402 Chain Bridge Road, N.W.
Washington, D.C. 20016

January 14, 2016

BZA APPLICATION NO. 18983
CARRIE AND PHONG TRIEU

Re: BZA Hearing for 5236 Sherrier Place, N.W.

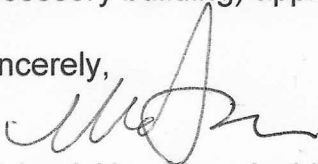
The structure at 5236 Sherrier Place, N.W. is an existing single family dwelling. The proposed Special Exception application increases the size of the existing accessory building located in the rear yard. The single-family use of the property remains the same. The principal building remains the same. The existing on-site parking remains the same. A strict application of the Zoning Regulations presents a practical difficulty for the owners for the following reasons:

The site is small, long, and narrow. Any increase in the size of the existing dwelling or existing accessory dwelling would require BZA approval. (The existing accessory dwelling can not accommodate a car, for example.) A third-story addition would require BZA approval for a side yard Special Exception. BZA 18083 and BZA 17097 are two similar cases involving dwellings on either side of this property. Both were recently granted by the Board. Both are a remarkably similar property.

Neighbors light and air will not be affected. All of the houses on this side of Sherrier Place, N.W. border the old Trolley Car Right-of-Way and National Park Land. Views of the Park will not be blocked.

Twelve close neighbors (including one who shares a party wall with the proposed accessory building) approve this application.

Sincerely,



Michael Alan Finn, Architect