

TO: DISTRICT OF COLUMBIA OFFICE OF ZONING & OTHER INTERESTED PARTIES
FROM: JAKE JOYCE
SUBJECT: VARIANCE AND SPECIAL EXCEPTION APPLICATION
DATE: JULY 30, 2015
CC: [CLICK **HERE** AND TYPE NAME]

1617 GALES STREET NE

403.1

This property was built prior to existing standards, and has exceeded lot occupancy since inception. The requested variance will actually decrease overall structure lot occupancy, bringing this property closer to current intended lot occupancy standards.

404.1

Applicant requests a variance to replace an existing rear staircase attached to his primary dwelling unit.

Applicant acquired 1617 Gales Street NE during 2014 as his primary residence. He engaged various contractors to make property renovations to modernize this property, and bring various components into compliance with current building codes. During this renovation effort it was noted the rear staircase, which served as an emergency fire evacuation route, was in disrepair and in need of replacement.

Zoning regulations have changed since the property was initial built, establishing additional setback requirements for new construction. The applicant does not intend to expand the footprint of his residence nor broach further into his rear yard setback. Rather he just wants to replace an existing staircase that had been deemed unsafe with a newer version. Applicant is not asking for permission for a variance to expand the existing structure or create a new use for the building. Rather applicant is just requesting the opportunity to replace an old existing fire staircase with a newer, safer, and more compliant version.

This application is solely for permission to replace an existing staircase. There will be neither enlargement nor expansion, and this project should have no effect on neighboring property. The applicant will actually be relinquishing area back to the rear yard setback.

This project may benefit the community by providing additional parking in the rear yard of the applicant's residence, thereby freeing up additional parking spots on the street for adjacent neighboring properties use.

2001.3

This project will actually reduce the size of the existing nonconforming structure that has historically exceeded lot occupancy, decreasing the structure's overall footprint, and increasing the non-occupied area of the lot.