

17 U Street NW, Washington, DC 20001

To: The Office of Zoning

Government of the District of Columbia
Suite 21 O South
441 4th Street, NW
Washington DC 20001

From: Christopher J Wright

Home Owner

Date: October 6, 2015

Subject: BZA Application, Wright Expansion

17 U Street NW, Washington, DC 20001 (Square 3117, Lot 0003)

Pursuant to 11 DCMR § 3103.2,¹ Mr. Christopher Wright (APPLICANT) is requesting an area variance from the minimum lot dimensions under § 401.3, a variance from the lot occupancy requirements under § 403.2, a variance from the rear yard requirements under § 404.1, a variance from the open court requirements under § 406.1, and a variance from the nonconforming structure under § 2001.3,² to allow an addition to an existing building serving as a flat in the R-4 District at premises 17 U Street NW, Square 3117, Lot 0003 (PROPERTY).

¹ 11 DCMR § 3103.2, "With respect to variances, the Board has the power under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(3)(2001) (formerly codified at D.C. Code § 5-424 (g)(3) (1994 Repl.)), "[w]here, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Official Code §§ 6-641.01 to 6-651.02 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."

² 11 DCMR § 2001.3, NONCONFORMING STRUCTURES DEVOTED TO CONFORMING USES, , "Enlargements or additions may be made to the structure; provided: (a) The structure shall conform to percentage of lot occupancy requirements, except as provided in § 2001.13; and (b) The addition or enlargement itself shall: (1) Conform to use and structure requirements; and (2) Neither increase or extend any existing, nonconforming aspect of the structure; nor create any new nonconformity of structure and addition combined."

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1) Need for Zoning Variance

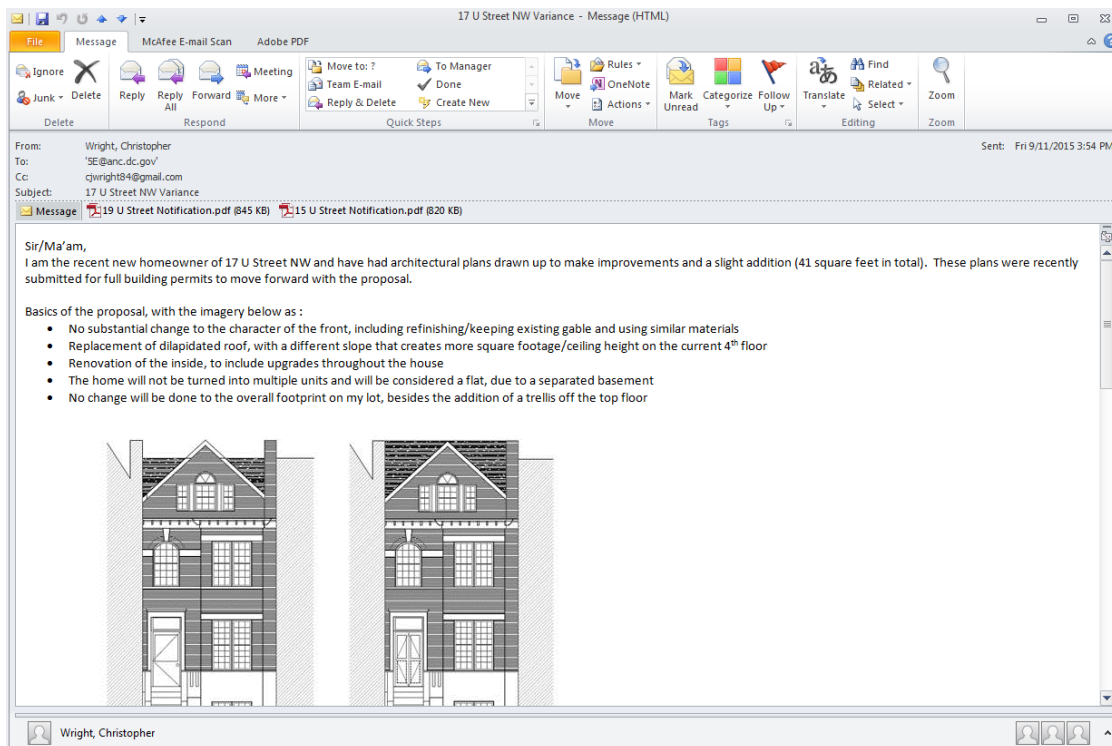
Form 135 is attached (2 pages)

2) Third Party Representation

The APPLICANT will not be represented by a third party.

3) Notification (ANC, Community, Office of Planning, Neighbors)

The APPLICANT originally contacted the ANC (ANC 5E) on 11 September 2015 to inform them of the need for a variance, which included a description of the proposed renovation (see screenshot below). In addition to earlier interaction with the Single-Member ANC Member (ANC 5E08, Austin Pearl) in August 2015, the APPLICANT requested on 6 October 2015 that his variance be considered at the next regularly scheduled ANC Public Meeting on 20 October 2015.



The APPLICANT contacted the Bloomingdale Civic Association on 7 October 2015 to inform them of the need for a variance, which included a detailed description of the proposed renovation. The APPLICANT requested he have a chance to discuss the proposal and variance at the next regularly scheduled meeting on 19 October 2015.

The APPLICANT gained explicit support for the “proposed work plan”, following a review by the adjacent homeowners and a discussion of ensuring construction safeguards, on 28 August 2015. Please see signatures (attached 4 pages) of support from homeowners at 15 and 19 U Street NW, respectively.

The APPLICANT has obtained the names and mailing addresses of all property owners within 200 feet and will support the timely notification of those individuals. Additionally, the APPLICANT will attempt to gain explicit support from those property owners within 200 feet. The APPLICANT will also ensure any further notification and displays are readily made available.

**NOTIFICATION FORM
SAFEGUARDS DURING CONSTRUCTION**

DATE: 27 August 2015

OWNER: Christopher J. Wright

MAILING ADDRESS: 17 U Street NW
Washington, DC 20001

TEL: 703-946-6364

EMAIL: cjwright84@gmail.com

ADJACENT OWNER: MABLE GRACE HASKINS

ADDRESS: 15 U ST. NW
Washington D.C. 20001

TEL: 202 290-1680

EMAIL: mablehaskins@comcast.net

Address of Proposed Work: 17 U Street NW, Washington, DC 20001

Section §3307.1 of the 2013 District of Columbia Building Code, 12 DCMR A (the "Building Code") requires adjoining public and private property to be protected from damage during construction, alteration, repair, demolition or raze of a premises at the expense of the person causing the work. Protection must be provided for lots, and for all elements of a building or other structure, including, but not limited to, footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition or raze activities.

Proper underpinning of existing adjoining or party walls which require underpinning must be provided in accordance with applicable sections of the Building Code.

Under Sections §3307.2 and §3307.3 of the Building Code, notification of the adjoining property owner is required for certain types of construction activities. A copy of Section §3307 of the Building Code is available online on the DCRA website at <http://dcra.dc.gov/page/regulations-dcra> or through the following online link:
[http://www.ecodes.biz/ecodes_support/free_resources/2013DistrictofColumbia/13Building/PDFs/Chapter%2033%20%20Safeguards%20During%20Const](http://www.ecodes.biz/ecodes_support/free_resources/2013DistrictofColumbia/13Building/PDFs/Chapter%2033%20%20Safeguards%20During%20Construction.pdf)
[ruction.pdf](http://www.ecodes.biz/ecodes_support/free_resources/2013DistrictofColumbia/13Building/PDFs/Chapter%2033%20%20Safeguards%20During%20Const)

SCOPE OF WORK REQUIRING NOTIFICATION OF ADJACENT PROPERTY OWNER(S) (check as applicable):

1. The proposed work involves the need to install structural support of an adjoining building or structure (e.g., underpinning of foundation) _____; or
2. The proposed work involves excavation on the owner's property and the related need to support an adjacent property, including land and any buildings or structures located on the adjacent property (not including a public way) _____; or
3. The proposed work will impact the use or stability or structural support of a party wall or party line _____.

Form of Notification Required

Dear _____

My name is Christopher J Wright. (I am/we are) the owner of the property located at 17 U Street NW, Washington, DC 20001 which adjoins your property. Pursuant to Section §3307.2 and/or Section §3307.3 of the 2013 District of Columbia Building Code, Title 12 DCMR Subtitle A (the "Building Code"), (I am/We are) proposing to carry out work, as identified above, which requires notification to you as the adjacent property owner. This notification includes a copy of all construction documents which relate to the structural support of the adjoining building or other structure or to the structural support of the excavation, including any updates or amendments to the work plan that have been submitted with the permit application(s).

1 This form has been provided by DCRA for the purpose of demonstrating a permit applicant's compliance with the notification and property access requirements of Section 3307 of the Building Code. Compliance with these requirements does not relieve a permit holder, or person causing the work, of any obligations or responsibilities under civil or criminal law to protect an adjoining property from damage.

DCRA/POD/2014

Adjoining Owner's Response

Address of Proposed Work: 17 U Street NW, Washington, DC 20001

Adjacent Property Address: 15 U Street NW, Washington, DC 20001

I do not object to the proposed work plan ngk.

Requested access to my property is:

Granted N/A

Granted with Conditions _____

*Denied _____

I object to the proposed work plan on the grounds that the proposed work plan will not protect my adjoining property, and I have attached technical support for my objection _____. Following resolution of my objection under Section §3307.2.2.2 of the Building Code, I understand that I will have an opportunity to decide whether or not access to my property will be granted.

Mahle Grace Hashemi

Adjoining Owner's Signature

Date: 8-30-2015

*If access is denied, I understand that (1) I will be responsible for making safe my own property without delay so as not to impede or materially delay the proposed construction; and (2) limited access will still be authorized in the following circumstances
(a) where a wall or foundation located on a party line or on my property requires underpinning as a result of the proposed work;
(b) where the owner causing the work can provide the underpinning by undertaking the work from his/her/its property, even if the footing extends onto my property; and (c) where extension of the footing is required to stabilize and support my building, and to avoid unreasonable delay in excavation and development of the permitted project.

3

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DCRA/POD/2014

**NOTIFICATION FORM
SAFEGUARDS DURING CONSTRUCTION**

DATE: 27 August 2015

OWNER: Christopher J. Wright

MAILING ADDRESS: 17 U Street NW

Washington, DC 20001

TEL: 703-946-6364

EMAIL: cjwright84@gmail.com

ADJACENT OWNER: CHRIS CAMPO NOVO

ADDRESS: 19 U St. NW

WDC 20001

TEL: 202-345-1317

EMAIL: chriscampnovoc@yahoo.com

Address of Proposed Work: 17 U Street NW, Washington, DC 20001

Section §3307.1 of the 2013 District of Columbia Building Code, 12 DCMR A (the "Building Code") requires adjoining public and private property to be protected from damage during construction, alteration, repair, demolition or raze of a premises at the expense of the person causing the work. Protection must be provided for lots, and for all elements of a building or other structure, including, but not limited to, footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition or raze activities.

Proper underpinning of existing adjoining or party walls which require underpinning must be provided in accordance with applicable sections of the Building Code.

Under Sections §3307.2 and §3307.3 of the Building Code, notification of the adjoining property owner is required for certain types of construction activities. A copy of Section §3307 of the Building Code is available online on the DCRA website at <http://dcra.dc.gov/page/regulations-dcra> or through the following online link: [http://www.ecodes.biz/ecodes_support/free_resources/2013DistrictofColumbia/13Building/PDFs/Chapter%2033%20%20Safeguards%20During%20Const](http://www.ecodes.biz/ecodes_support/free_resources/2013DistrictofColumbia/13Building/PDFs/Chapter%2033%20%20Safeguards%20During%20Construction.pdf)
[ruction.pdf](http://www.ecodes.biz/ecodes_support/free_resources/2013DistrictofColumbia/13Building/PDFs/Chapter%2033%20%20Safeguards%20During%20Const)

SCOPE OF WORK REQUIRING NOTIFICATION OF ADJACENT PROPERTY OWNER(S) (check as applicable):

1. The proposed work involves the need to install structural support of an adjoining building or structure (e.g., underpinning of foundation) _____; or
2. The proposed work involves excavation on the owner's property and the related need to support an adjacent property, including land and any buildings or structures located on the adjacent property (not including a public way) _____; or
3. The proposed work will impact the use or stability or structural support of a party wall or party line _____.

Form of Notification Required

Dear _____

My name is Christopher J. Wright. (I am/we are) the owner of the property located at 17 U Street NW, Washington, DC 20001 which adjoins your property. Pursuant to Section §3307.2 and/or Section §3307.3 of the 2013 District of Columbia Building Code, Title 12 DCMR Subtitle A (the "Building Code"), (I am/We are) proposing to carry out work, as identified above, which requires notification to you as the adjacent property owner. This notification includes a copy of all construction documents which relate to the structural support of the adjoining building or other structure or to the structural support of the excavation, including any updates or amendments to the work plan that have been submitted with the permit application(s).

1

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DCRA/POD/2014

Adjoining Owner's Response

Address of Proposed Work: 17 U Street NW, Washington, DC 20001

Adjacent Property Address: 19 U Street NW, Washington, DC 20001

I do not object to the proposed work plan X.

Requested access to my property is: If access is necessary, owner of 17 U St.

Granted _____
Granted with Conditions Accepts responsibility to cure any damages caused to
*Denied _____ my property in connection with construction access.

I object to the proposed work plan on the grounds that the proposed work plan will not protect my adjoining property, and I have attached technical support for my objection _____. Following resolution of my objection under Section §3307.2.2.2 of the Building Code, I understand that I will have an opportunity to decide whether or not access to my property will be granted.


Adjoining Owner's Signature

Date: 30 Aug. 2015

*If access is denied, I understand that (1) I will be responsible for making safe my own property without delay so as not to impede or materially delay the proposed construction; and (2) limited access will still be authorized in the following circumstances
(a) where a wall or foundation located on a party line or on my property requires underpinning as a result of the proposed work;
(b) where the owner causing the work can provide the underpinning by undertaking the work from his/her/its property, even if the footing extends onto my property; and (c) where extension of the footing is required to stabilize and support my building, and to avoid unreasonable delay in excavation and development of the permitted project.

3

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DCRA/POD/2014

4) Plat

Attached (1 page)

5) Architectural Plans and Elevations

Attached (8 pages)

6) Statement of Existing and Intended Use

The existing PROPERTY includes a four-story single-family residence and one-story garage, adjacent to a rear alley, in need of repairs. Due to changes in zoning regulations, the property is currently nonconforming in lot area (§ 401.3), lot width (§ 401.3), lot occupancy (§ 403.2), rear yard (§ 404.1), open court (§ 406.1), and height (§ 2001.3). See below for details of existing nonconforming aspects and no change in the nonconforming aspects with the proposed changes. (NOTE: The PROPERTY has a nonconforming open court, or dogleg, width of 4.5 feet whereas an open court in the R-4 zone is required to have a minimum width of 6 feet. Because the open court is nonconforming, it is counted in lot occupancy percentage.)

- a) Lot Area (Minimum Required: 1800 sq ft)
 - Existing: 1700 sq ft
 - Proposed: 1700 sq ft
- b) Lot Width (Minimum Required: 18 ft)
 - Existing: 17 ft
 - Proposed: 17 ft
- c) Rear Yard (Minimum Depth: 20 ft)
 - Existing: 0 ft
 - Proposed: 0 ft
- d) Lot Occupancy (Maximum Allowed: 60%)
 - Existing: 86.4%
 - Proposed: 86.4%
- e) Open Court (Minimum Required Width: 4 in per ft of height, at least 6 ft)
 - Existing: 4.5 ft
 - Proposed: 4.5 ft
- f) Height (Maximum Allowed: 4 Stories)
 - Existing: 4 stories, 36.16 ft
 - Proposed: 4 stories, 36.16 ft

The intended use for the PROPERTY is a four-story residential flat one-story garage, with the basement separated from the upper floors . Given existing nonconformities, an area variance is being requested under § 2001.3 – extending the existing, nonconforming 4th story at the existing, nonconforming height without adding any overall height. The proposal does not create any additional nonconforming aspects. The proposed alterations include:

- Extend the current fourth floor with balcony
 - o Extension will maintain existing, nonconforming building height of 4 stories, 36.16 ft
 - o No additional windows are proposed on the street side

- o No change in the architectural character is proposed on the street side
 - o Similar materials as the original materials will be used on the street side
- All proposed alterations are made in the same footprint of the existing use of the lot
- The proposal, including extension and balcony, does not change existing lot occupancy
- Existing nonconforming open court/dogleg width, at 4.5 ft, does not change (minimum 6 ft)
- Existing nonconforming rear yard due to a garage, at 0 ft, does not change (minimum 20 ft)
- Existing nonconforming lot width (17 ft) and area (1700 sq ft), does not change (minimum 18 ft, 1800 sq ft)

7) Burden of Proof

Pursuant to 11 DCMR § 3103.2,³ Mr. Christopher Wright (APPLICANT) is requesting an area variance from the minimum lot dimensions under § 401.3, a variance from the lot occupancy requirements under § 403.2, a variance from the rear yard requirements under § 404.1, a variance from the open court requirements under § 406.1, and a variance from the nonconforming structure under § 2001.3,⁴ to allow an addition to an existing building serving as a flat in the R-4 District at premises 17 U Street NW, Square 3117, Lot 0003 (PROPERTY).

The request meets the standard for granting a variance to provide relief from strict application of zoning regulations that would result in peculiar and exceptional practical difficulties, pursuant to 11 DCMR § 3103.2 and 11 DCMR § 3103.7⁵, due to the existing and unchangeable attributes of the PROPERTY. The requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. Further, the proposal is also consistent with general intent and purpose of related § 223.2⁶, § 400.23⁷, and Z.C. Case No. 14-11, protecting the character and architectural features of the original row house in height, scale, and materials used.

³ 11 DCMR § 3103.2, "With respect to variances, the Board has the power under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(3)(2001) (formerly codified at D.C. Code § 5-424 (g)(3) (1994 Repl.)), "[w]here, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Official Code §§ 6-641.01 to 6-651.02 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."

⁴ 11 DCMR § 2001.3, NONCONFORMING STRUCTURES DEVOTED TO CONFORMING USES, , "Enlargements or additions may be made to the structure; provided: (a) The structure shall conform to percentage of lot occupancy requirements, except as provided in § 2001.13; and (b) The addition or enlargement itself shall: (1) Conform to use and structure requirements; and (2) Neither increase or extend any existing, nonconforming aspect of the structure; nor create any new nonconformity of structure and addition combined."

⁵ 11 DCMR § 3103.7, "The standard for granting a variance, as stated in § 3103.2 differs with respect to use and area variances as follows: (a) An applicant for an area variance must prove that as a result of the attributes of a specific piece of property described in § 3103.2, the strict application of a zoning regulation would result in peculiar and exceptional practical difficulties to the owner of property; and (b) An applicant for a use variance must prove that as a result of the attributes of a specific piece of property described in § 3103.2, the strict application of a zoning regulation would result in exceptional and undue hardship upon the owner of the property.

⁶ 11 DCMR § 223.2, ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES, "The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular: (a) The light and air available to neighboring properties shall not be unduly affected; (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways".

- Physical Characteristics of the Property Difficult to Comply with Zoning Regulations - Strict compliance with the regulations is practically difficult because the adoption of the Zoning Regulations immediately resulted in the nonconformities that are subsumed in the requested variance relief as well as nonconformities with respect to lot size and lot width.
 - o Both the subject property and the existing structures were in developed in 1906 prior to the adoption of the Zoning Regulations and became nonconforming with respect to lot occupancy, open court, and rear yard upon the adoption of the regulations.
 - o The lot area and lot width are nonconforming and unchangeable, creating an exceptional condition
 - o With any other proposed expansion to the structure, additional lot occupancy would be generated, even one as modest an increase in square footage as proposed
 - o No expansion would be possible in conformance with the zoning regulations without demolition of a portion of the existing building.
 - o While the variance relief is sought, recognizing existing nonconformance with lot occupancy, the lot occupancy percentage includes an open court that is nonconforming as to width and thus counted toward that coverage (11 DCMR § 406).

- No Substantial Detriment to Public Good. Consistent with the General Purpose of the Zoning Regulations and Map - The proposed addition will not cause substantial detriment to the public good or impair the intent, purpose, and integrity of the Zoning Regulations and Map. The project is a modest extension that will not increase any existing nonconformity, nor create any new nonconformity.
 - o The proposed extension will maintain the same building height of 36.16 ft
 - o The proposed project has little change in appearance from the front
 - o The proposal does not increase a nonconforming height condition (stories, feet)
 - o The proposal does not create any new nonconforming condition
 - o The property will continue to be used as a residential flat

⁷ 11 DCMR § 400.23 “In an R-4 Zone District, a building or other structure may be erected to a height not exceeding forty feet (40 ft.) if approved by the Board of Zoning Adjustment as a special exception, under § 3104, subject to the following conditions, except that if the building is being converted to an apartment house, special exception relief from the thirty-five foot (35 ft.) height limitation is only available pursuant to §§ 336 or 337 as applicable: (a) The applicant shall demonstrate that the overall building or structure height or upper addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular: (1) The light and air available to neighboring properties shall not be unduly affected; (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; (3) An addition shall not block or impede the functioning of a chimney or other external vent on an adjacent property required by any municipal code; (4) An addition shall not interfere with the operation of an existing or permitted solar energy system on an adjacent property, as evidenced through a shadow, shade, or other reputable study acceptable to the Zoning Administrator; and (5) The resulting building or structure height, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; (b) The applicant shall demonstrate that overall building or structure height or an upper addition resulting from the additional five feet (5 ft.) will not have a substantially adverse effect on the defining architectural features of the building or result in the removal of such features; and (c) In demonstrating compliance with §§ 400.23(a) and (b), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the new or extended building or structure to adjacent buildings and views from public ways.”

- o There is no significant alteration to the architectural elements of the PROPERTY or effect on neighboring roofs, including chimney or external vent functioning, in accordance with 11 DCMR § 400.24⁸
- o The extension will not have an undue impact on the light and air of neighboring properties because of the vertical nature of the addition, the absence of any increase in lot occupancy, the substantial setback from the rear of the property for the extension, and the open air nature of the balcony. To further elucidate the lack of any issues, letters acknowledging and supporting the propose alterations have been signed by the two adjacent homeowners (15 and 19 U Street NW).

⁸ 400.24 "In an R-4 Zone District, the following provisions shall apply: (a) A roof top architectural element original to the building such as a turret, tower or dormers, shall not be removed or significantly altered, including changing its shape or increasing its height, elevation, or size; (b) Any addition, including a roof structure or penthouse, shall not block or impede the functioning of a chimney or other external vent on an adjacent property required by any municipal code; and (c) Any addition, including a roof structure or penthouse, shall not interfere with the operation of an existing or permitted solar energy system on an adjacent property, as evidenced through a shadow, shade, or other reputable study acceptable to the Zoning Administrator.

8) Color Images of PROPERTY



Images: Existing Front of Home



Images with Overlay: Proposed Front of Home

- Materials will be as true to original as possible, with a slate on the vertical roof section
- Gable will remain, as is



Images with Overlay: Rear of Home, before and proposed

- The expansion, as well as the rest of the rear will be uniform in finish with a stucco textured material on all exposed walls
- Deck material will also be the same as the existing material – wood – with a metal staircase painted to match.
- Expanded fourth level will match the layout of the existing floor below until an enlarged deck at the rear of the home that extends at the same footprint as the existing porch

9) Names and Mailing Addresses of Owners within 200 Ft

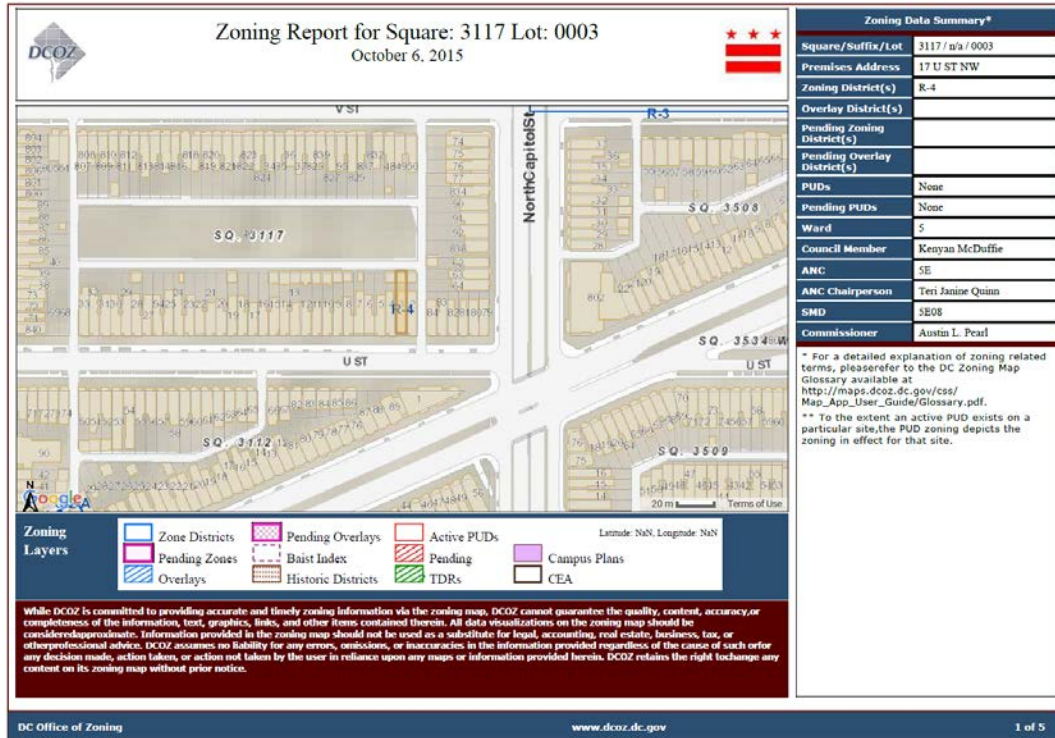
Attached (3 pages)

10) Name and Mailing Address of Individuals with Lease

There are no current individuals with an active lease for all or any part of the PROPERTY

11) Certificate of Occupancy

The PROPERTY is a single-family home with no lease/business/multi-family nature associated.

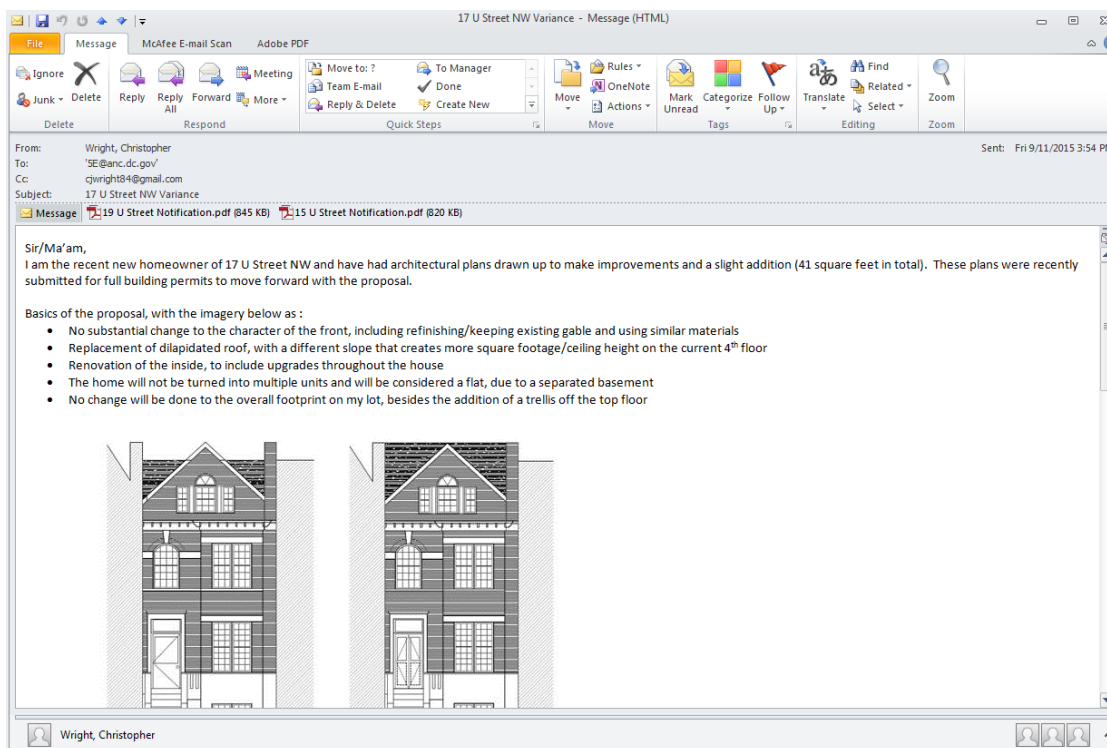


12) Expert Witnesses

The APPLICANT will be representing himself.

13) Notification (ANC, Community, Neighbors)

The APPLICANT originally contacted the ANC (ANC 5E) on 11 September 2015 to inform them of the need for a variance, which included a description of the proposed renovation (see screenshot below). In addition to earlier interaction with the Single-Member ANC Member (ANC 5E08, Austin Pearl) in August 2015, the APPLICANT requested on 6 October 2015 that his variance be considered at the next regularly scheduled ANC Public Meeting on 20 October 2015.



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The APPLICANT gained explicit support for the “proposed work plan”, following a review by the adjacent homeowners and a discussion of ensuring construction safeguards, on 28 August 2015. Please see attached signatures (4 pages) of support from homeowners at 15 and 19 U Street NW, respectively.

The APPLICANT has obtained the names and mailing addresses of all property owners within 200 feet and will support the timely notification of those individuals. Additionally, the APPLICANT will attempt to gain explicit support from those property owners within 200 feet. The APPLICANT will also ensure any further notification and displays are readily made available.