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DISTRICT OF COLUMBIA

February 9, 2000

Ms. Sheila Cross-Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Application No. 16547

Dear Ms. Cross-Reid,

I would like to add additional information to our file in support of the granting of a zoning variance for application no.16547 at 521 7th Street, S.E.

I understand this property faces 2 zoning issues: 1) the proposed addition and renovated existing bump-out will be 17'-6" from the rear property line, 2'-6" less than the required 20'-0" and 2) with the addition of 60 square feet to the existing rear bump-out, we will have a lot coverage of 62%, 2% over the zoning code requirements of 60%. In order for a zoning variance to be granted, we must demonstrate that the property is unique, that that uniqueness causes a burden or difficulty for the owner, and that if zoning relief were granted, the zoning map or situation within the nieghborhood would not be adversely affected.

With regards to issue 1, this property is unique in its size. On May 9, 1979, the depth of the property was reduced from 110' to 57.3', reducing the lot square footage from approximately 2,640 square feet to 1,375 square feet. On this date, the rear bump-out already existed. This is documented with building plans for a third floor addition, submitted on April 4, 1963 (enclosed), showing the rear bump-out as part of the existing conditions. With this being the case, when the new rear lot line was drawn, the property was put into a non-conforming status.

This creates difficulty for the owner because the sub-division of her property in 1979 put the property into a non-conforming status. If she wishes to do any exterior renovations or

BZA
Case No. 16547
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16547
EXHIBIT NO.39

modifications to her residence, she must first deal with this non-conforming status that was imposed on the property at the time of the subdivision.

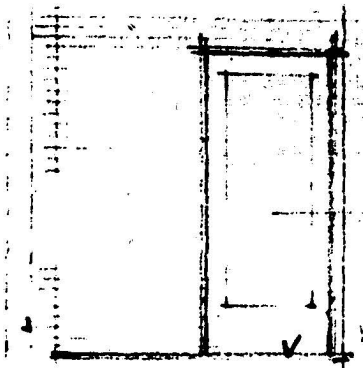
Granting the property owner zoning relief in no way damages the zoning map and integrity of the neighborhood. It is condition that already exists and was imposed onto the lot. Additionally, the deviation of 2'-6" is minor and in no way adversely affects the density of the area.

With regards to issue 2, it is our understanding that a lot coverage of 62% is considered a slight overage and is within the perview of Mr. Michael Johnson, the Zoning Administrator to grant a waiver to the zoning requirements. We have already spoken with his office and have been given tentative approval. We hope this board will look equally favorable on our request for having a 62% lot coverage.

Respectfully yours,

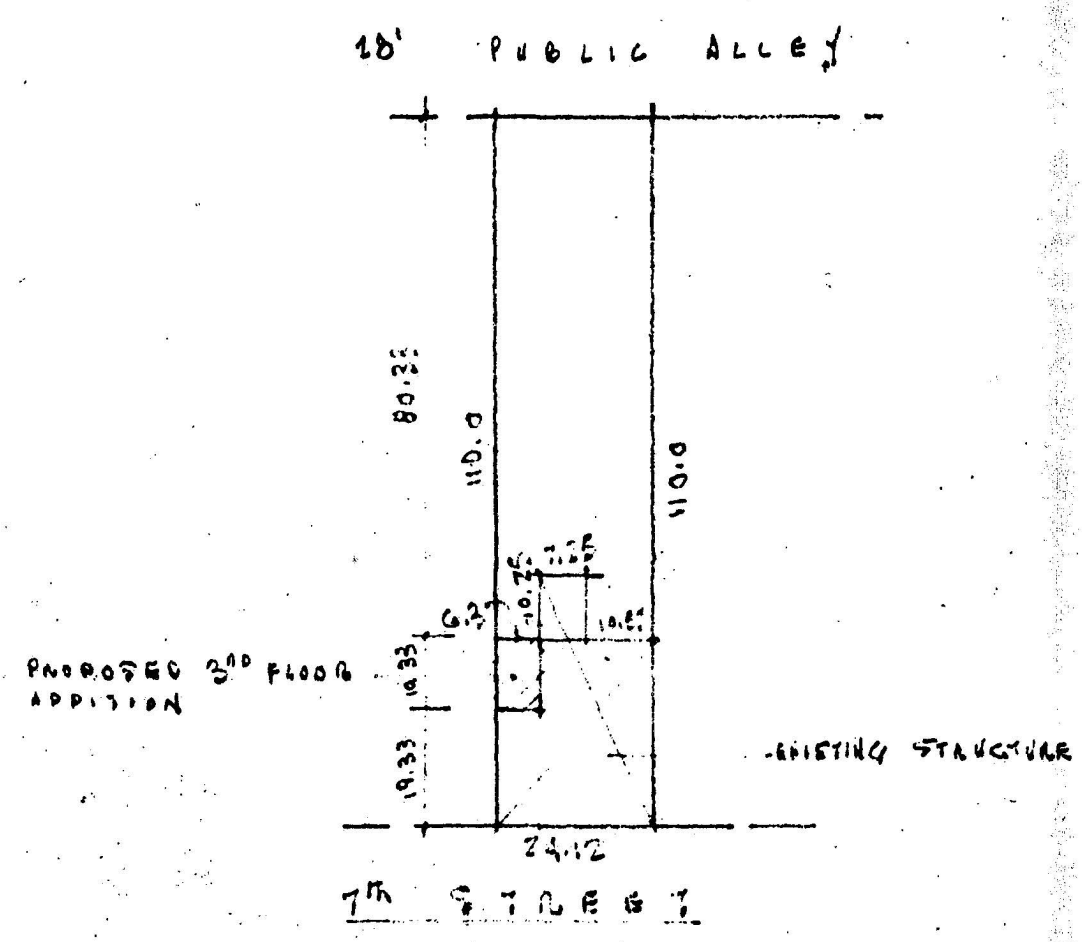
Margaret Clarke

Margaret E. Clarke, AIA



FRONT ELEVATION

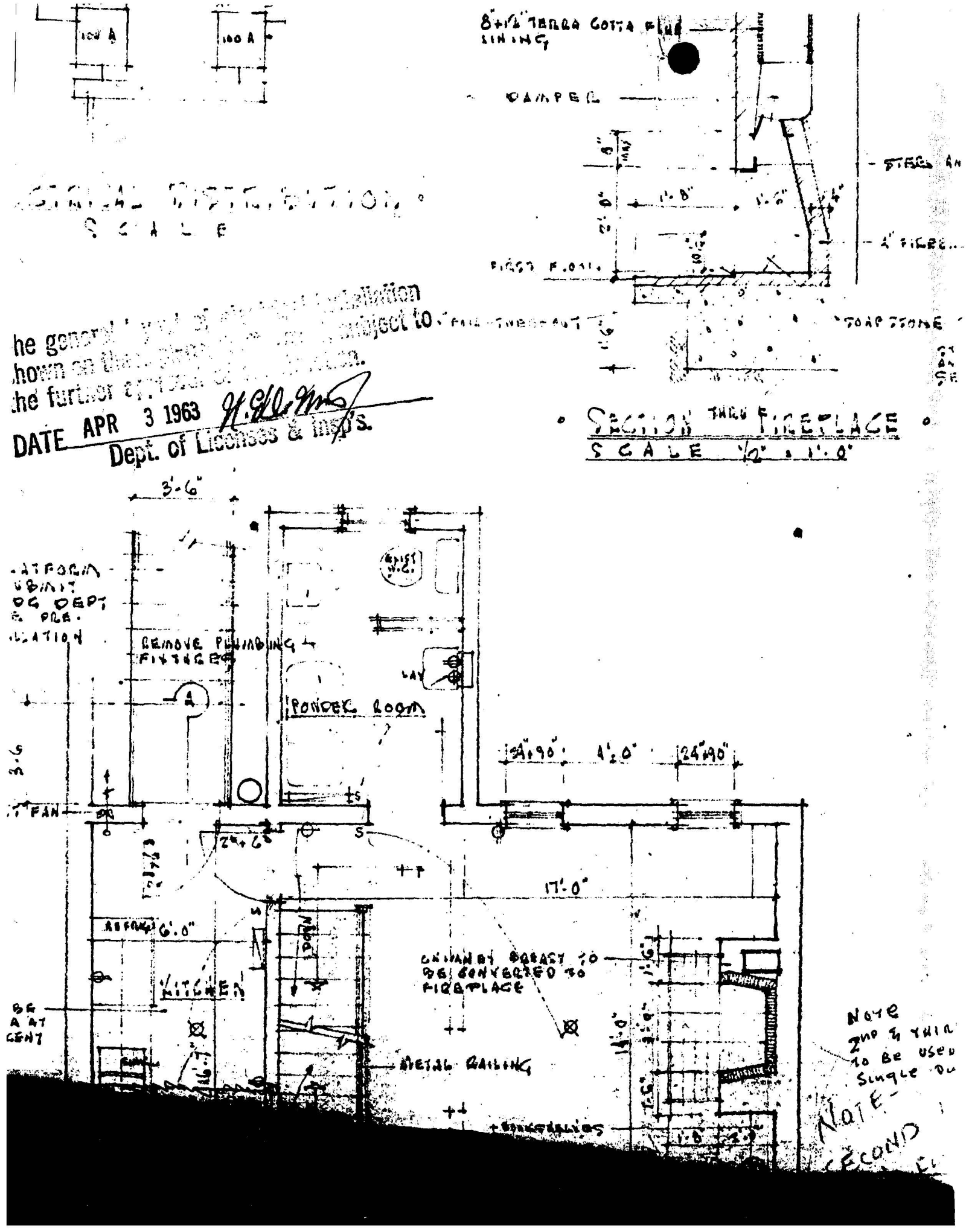
SCALE 1/4" = 1'-0"



PROPOSED AND EXISTING PLOT PLAN

SCALE 1" = 30'-0"

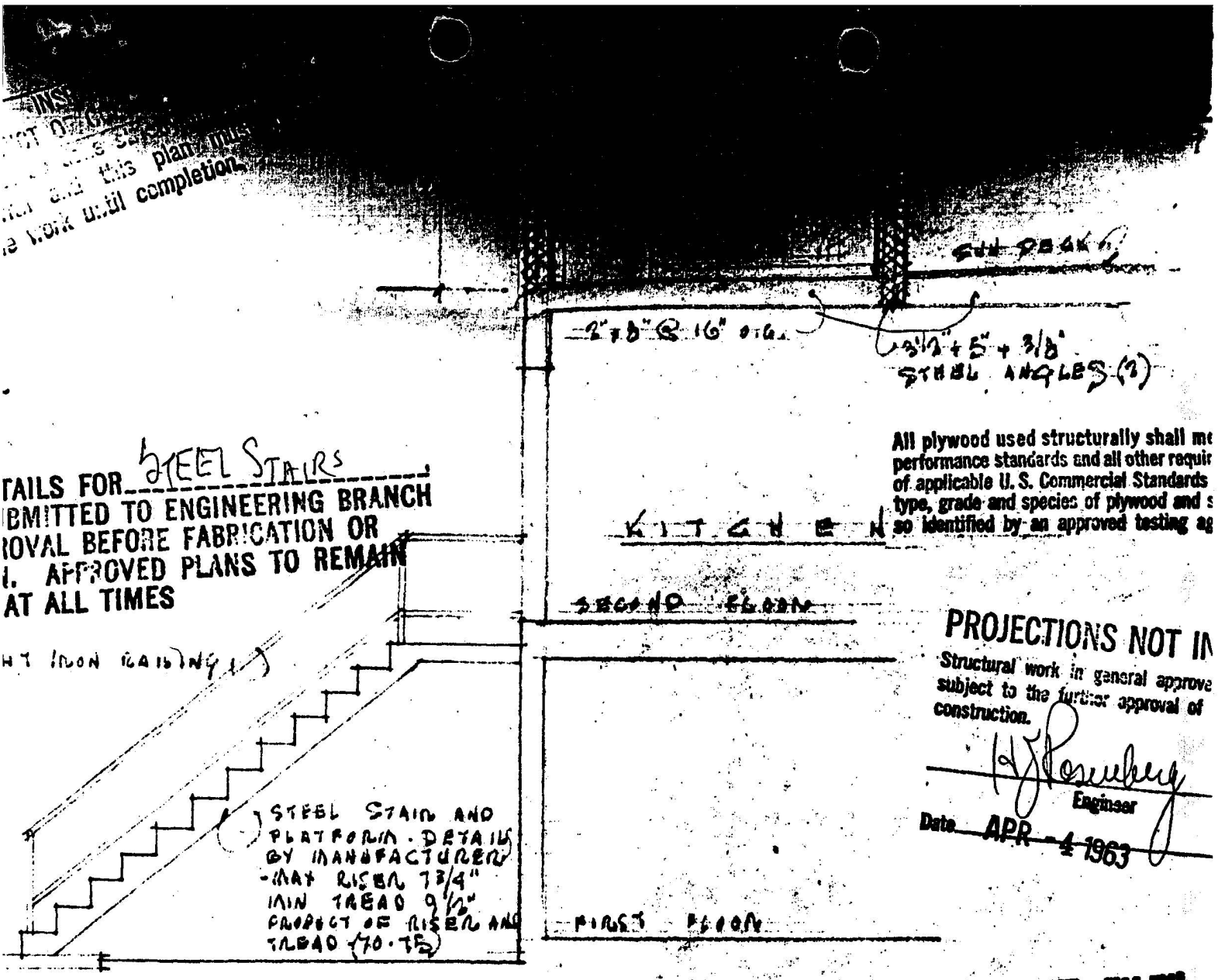




GENERAL DISTRIBUTION
SCALE

The general [illegible] subject to
shown on the [illegible]
the further [illegible]
DATE APR 3 1963
Dept. of Licenses & Insp's.

...this plan, this
...work until completion.



TAILS FOR STEEL STAIRS
BMITTED TO ENGINEERING BRANCH
ROVAL BEFORE FABRICATION OR
. APPROVED PLANS TO REMAIN
AT ALL TIMES

HT IRON RAILING (1)

All plywood used structurally shall me
performance standards and all other requir
of applicable U. S. Commercial Standards
type, grade and species of plywood and s
so identified by an approved testing ag

PROJECTIONS NOT IN

Structural work in general approve
subject to the further approval of
construction.

Engineer

Date APR - 4 1963

"PERMANENT FILE"

PROPOSED AND EXISTING SECTION

SCALE 1/4" = 1'-0"

THIS STRUCTURE IS DESIGNED IN
...CORDANCE WITH THE D. C. BUILDING
...DE.

Carl L. Huff Jr. Draftsman

CLYDE M. DRAYTON REG. ARCH. #606
1405 - 9TH ST., N. W.

TITLE PROPOSED ADDITI

REVISIONS	SUBJECT
1 4-2-63	2-FAMILY FLAT
2	521 SEVENTH ST., S.E.
3	WILLIAM RICHARDS
4	OWNER
DR. BY: JI	CLYDE M. DRAYTON
CHECKED BY: CMD	REGISTERED ARCHITECT
	1405 - 9TH ST. N. W. CO. 5-4056