BZA

GTM
ARCHITECTS
Incorporated

September 7, 2000

'00 SEP 15 P1:40
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Re: Variance Request for Rear Yard Setback Requirement
BZA Application No. 16576
5212 Upton Terrace NW

Dear Commissioner:

MAT 8TA

In accordance with our ANC3D and BZA hearing postponement request, we are submitting a substantially revised plan proposal, ie. Option # 8a. Since our last ANC3D hearing, we have met with the Williams, the most affected neighboring property owners, to discuss their concerns and review alternative plan options with them. Also, during this process we discussed the concerns, similar and otherwise, expressed by some neighbors to the commissioner for this area and raised at our last ANC3D hearing by her. Based on these discussions and upon much deliberation and many plan revisions, the Verstandig's decided to seriously revise their proposed plans and satisfy each and every concern as mentioned above.

Revised plan Option # 8a completely relocates the proposed addition to the rear yard only. It is no longer in the side yard as originally proposed. Thus, it is <u>not</u> visible from the street at all. The front elevation (street facade) does not change and will remain the same as it is now. The new location does not impact the Williams, the most affected neighbor, as they feared and relieves them of their concerns. Likewise, it should relieve those other neighbors of their similar concerns too.

Also, this proposed addition location replaces an existing wood deck of nearly identical size built by the previous owners and permitted by the District of Columbia. See the attached existing and proposed site plans for comparison. The built portion of the property,thus, essentially does not change.

No neighbor is impacted by this proposal. It is virtually out of sight to the adjacent households. The proposed addition faces only the tree buffer between the Verstandig's and Dalecarlia Parkway, ie. parkland. The other reasons for the variance request remain the same, as proposed at our last ANC3D hearing.

We look forward to our next ANC3D hearing on September 11, 2000.

Thank You.

Sincerely,

Mark D. Hughes, A.I.A.
Project Architect

BZA
Case No. 33
Exhibit No. 16576

Board of Zoning Adjustment
District of Columbia
CASE NO.16576
EXHIBIT NO.33

10415 ARMORY AVENUE • KENSINGTON, MARYLAND 20895 • (301) 942-9062 • FAX (301) 942-3929
www.gtmarchitects.com

GTM
ARCHITECTS
Incorporated

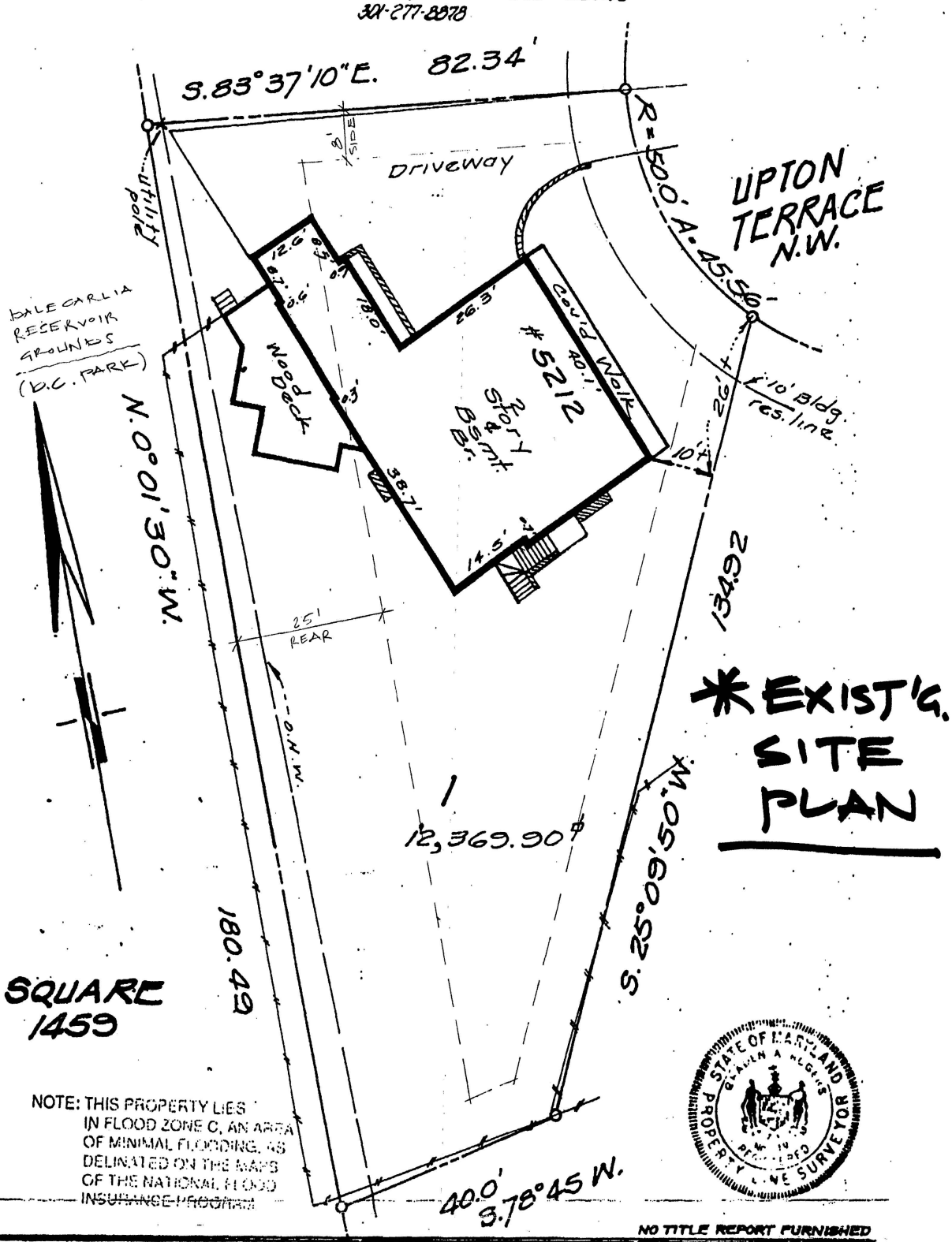
Zoning Analysis:

RE: Verstandig Residence
5212 Upton Terrace, NW
Washington, DC 20016

A.	Zoning District:	R-1-A (Residence District)
B.	Minimum Width of Lot:	Allowed = 75 ft. Existing = 50 ft.
C.	Percentage of Lot Occupancy:	Allowed = 40% Existing = 16% Proposed = 20%
D.	Minimum Depth of Front Yard:	Allowed = Established Building Line Proposed = No Change
E.	Minimum Depth of Rear Yard:	Allowed = 25 ft. Proposed = Varies, 3ft. min – 16 ft. max. (at addition only)
F.	Minimum Depth of Each Side Yard:	Allowed = 8 ft. Proposed = No Change

10415 ARMORY AVENUE • KENSINGTON, MARYLAND 20895 • (301) 942-9062 • FAX (301) 942-3929
www.gtmarchitects.com

LANDTECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 2[illegible]
COLLEGE PARK, MARYLAND 20740
301-277-8878



*EXIST'G. SITE PLAN

SQUARE 1459

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

STATE OF MARYLAND GRADEN A ROGERS PROPERTY LINE SURVEYOR

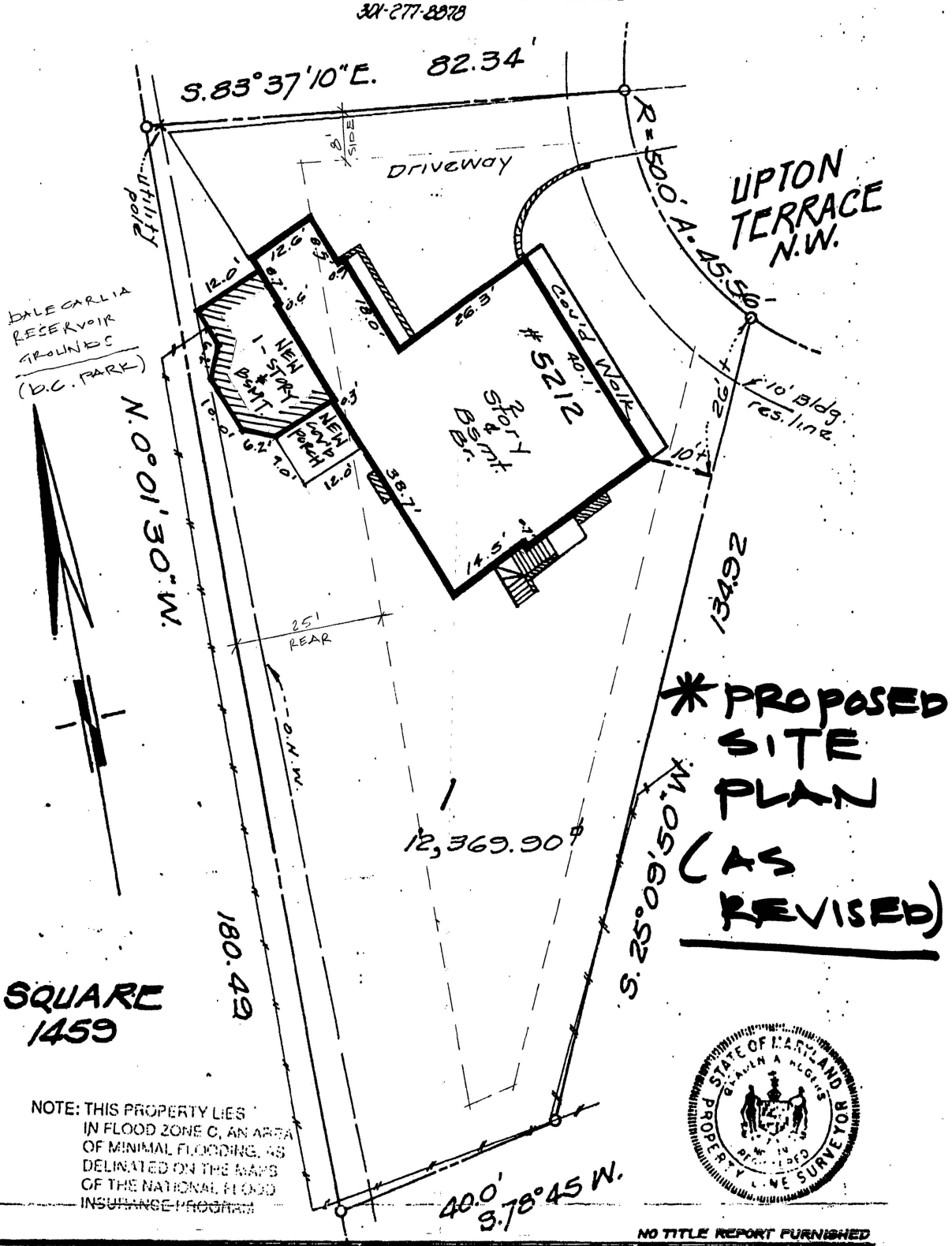
NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 5212 UPTON TERRACE, N.W. WASHINGTON, D.C.	LOT: 1	SQUARE: 1459
	LIBER: Per Assessor's	FOLIO: Records
	DATE: 8-5-94	SCALE: 1" = 20'
	CASE NO: T.4906	FILE NO: SC-94095

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

GRADEN A. ROGERS ~ PROP. L.S. MD. LIC. NO. 119

LANDTECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 2
COLLEGE PARK, MARYLAND 20740
301-277-8878



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF
5212 UPTON TERRACE, N.W.
WASHINGTON, D.C.

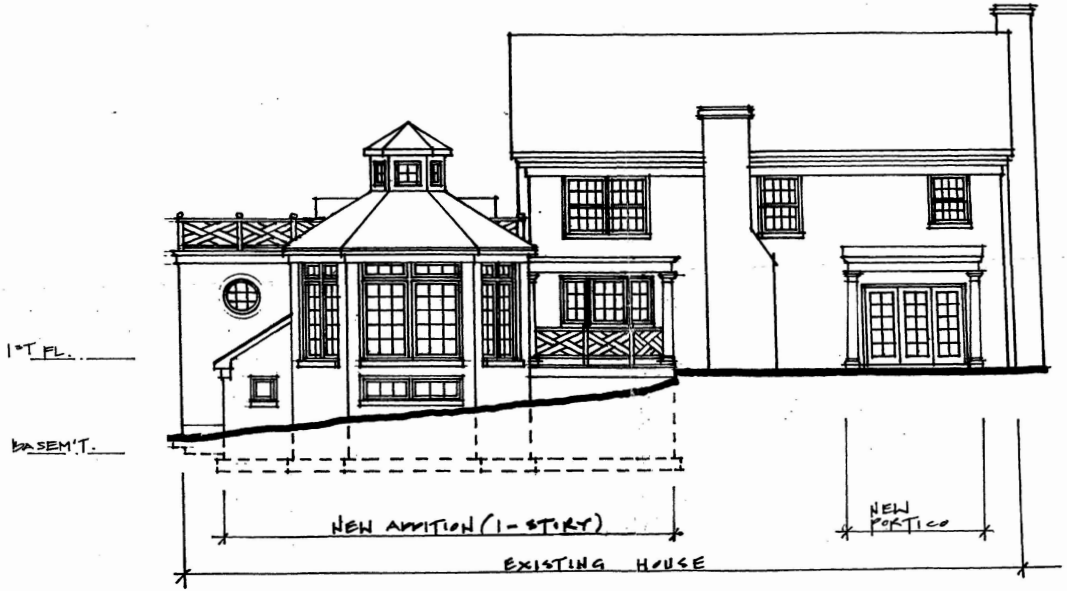
LOT: 1	SQUARE: 1459
LIBER: Per Assessor's	FOLIO: Records
DATE: 8-5-94	SCALE: 1" = 20'
CASE NO: T.4906	FILE NO: sc.94095

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

GRADEN A. ROGERS ~ PROP. L.S. MD. LIC. NO. 119

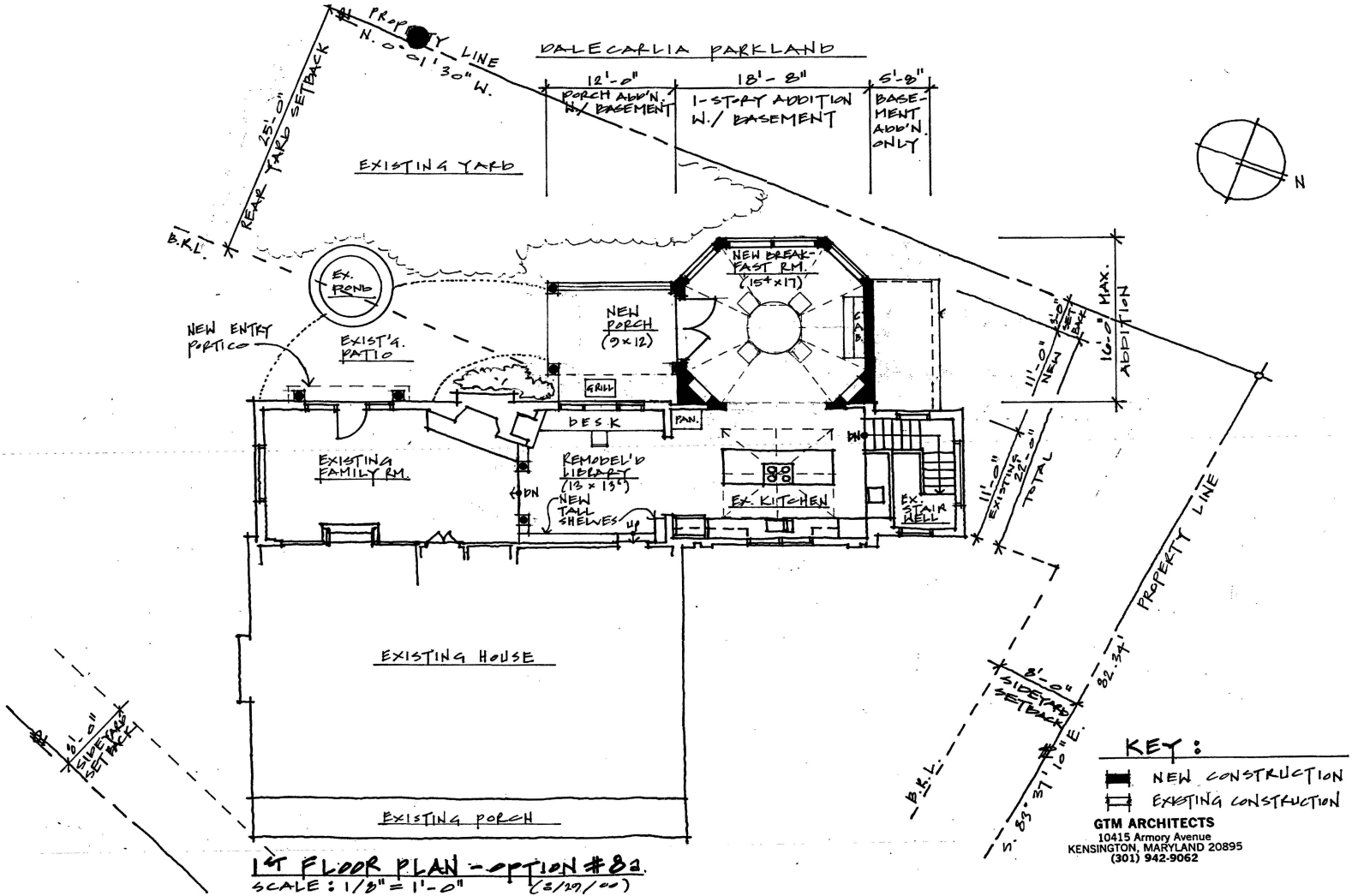
VERSTANDIG RESIDENCE

5212 UPTON TERRACE, NW
WASHINGTON, DC.



REAR ELEVATION - OPTION #8a.
SCALE: 1/8" = 1'-0" (3/29/00)

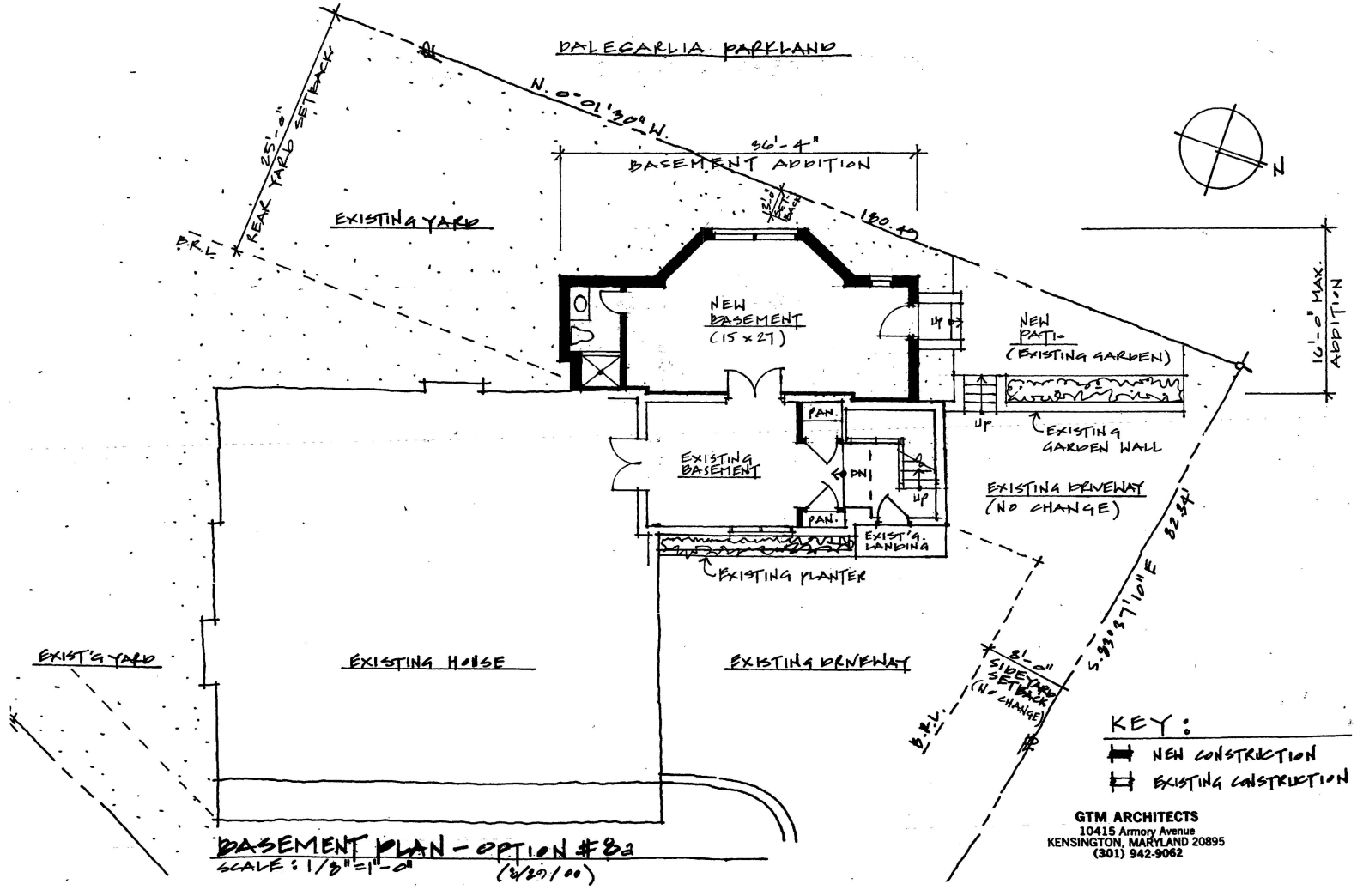
GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



1ST FLOOR PLAN - OPTION #8a.

SCALE: 1/8" = 1'-0" (5/29/00)

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



BASEMENT PLAN - OPTION #8a

SCALE: 1/8"=1'-0" (8/27/00)

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062