March 9, 2001

To: Board of Zoning Adjustment
441 4th St. NW
Washington DC 20001

From: Sherri Fickel
321 4th St. SE
Washington DC 20003

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D.C. OFFICE OF ZONING
2001 MAR -9 AM 11:06

Re: BZA Application Number 16685

Dear Board of Zoning Adjustment:

I would like to take this opportunity to explain why I am asking for the special exception pursuant to title 11 DCMR 3104.1 and subsection 223.1 to allow an extension to nonconforming side yards, and for a variance pursuant to subsections 3103.2 and 403.2 to allow the percentage of lot occupancy to exceed that allowed for a single family dwelling in a CAP/R-4 district.

I. Special Exception for Non-Conforming Side Yards

The dimensions of the proposed extension are 14 feet by 10 ½ feet. Our reasons for choosing these dimensions are that the width of the rear of the existing house is 10 ½ feet and that the pre-existing patio has a depth of 14 feet. These dimensions would provide the extra indoor space desired, without taking up too large a portion of my back yard. Thus, the north side yard will be roughly two feet wide, the same width as the existing side yard the entire length of the north side of the house. The other side yard will be roughly five feet, which is the same width as the existing side yard on the rear section of the south side of the house. I also believe that five feet is the minimum side yard width permitted in the case of a building existing prior to 1958 (subsection 405.8.) My house was built in 1917. To maintain the current look of the property, and to construct an extension of a useable width, I am requesting this exception.

II. Variance to Allow Percentage of Lot Occupancy to Exceed That Allowed for a Single Family Dwelling in a CAP/R-4 District.

As stated above, the dimensions of the proposed extension are 14 feet by 10 ½ feet, and are the dimensions of the pre-existing patio. Furthermore, these dimensions would meet my desire for more space, without encroaching any further into the backyard than the pre-existing patio. By constructing a deck above the extension, the total useable outdoor space is not diminished.

BZA
Case No. 16685
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16685
EXHIBIT NO.22

As I understand subsection 403.2, the percentage of lot occupancy allowed for a row dwelling in an R-4 district is 60 percent; that allowed for detached and semi-detached houses is 40 percent. My house is not attached to any other buildings. By my calculations, the house currently occupies approximately 32.2 percent of the lot, and the extension will occupy 8.7 percent of the lot, making the total percentage of lot occupancy equal to 40.9 percent. While the house is technically detached, it was built in 1917 very much as a "row-style house" in that the south side of the house was built all the way to the property line and the north side was built about 2 feet from the property line. I believe this to be an unusually narrow lot for a fully detached house and therefore we are requesting a variance for this very small difference.

In regard to both requests above, the extension will not adversely effect the use or enjoyment of nearby properties. In support of this, I have enclosed a copy of a petition (original submitted to BZA on March 6, 2001) with signatures of many of my neighbors, including the owners of both adjacent properties. The petition indicates that these neighbors and homeowners do not oppose the proposed extension.

Thank you for your consideration in this matter. I appreciate your time.

Sincerely,



Sherri Fickel

We, the undersigned, do not in any way oppose the application of Sherri Fickel (BZA Application No. 16685) for a special exception to allow an extension to 321 4th Street, S.E.

Signature	Printed Name	Address	Telephone No.
Marge B. Warren	Marge B. Warren	319 4th St. SE. WDC	( )
James C. Warren	JAMES C. WARREN	319 4th St. SE, WDC 20003	~~(202) 546-8668~~
Connie Caldwell	Connie Caldwell	317 4th St SE WDC 20003	(202) 546-8668
Howard Clare	HOWARD CLARE	327 4th Street, SE WDC 20003	(202) 548-3948
Elise Clare	ELISE CLARE	327 4th St., SE, WDC	(202) 548-3948
Barbara Wells	Barbara Wells	311 4th St SE #3 20003	(202) 546-7327
Jeff Goins	~~JEFF~~ GOINS	311 4th St SE #6 20003	(202) 544-1970
Sally Ruddy	Sally Ruddy	311 4th St SE #9 20003	(202) 684-6506
Cathy Connor	CATHY CONNOR	312 4th St SE 20003	(202) 547-1169
Michael Timmeny	MICHAEL TIMMENY	312 4th St SE 20003	(202) 547-1169
Earl O. Robinson	EARL O. ROBINSON	315 4th St SE 20003	(202) 5474239
Karen Nelson	Karen Nelson	323½ D Street, SE 20003	(202) 544-3906
Thomas Mahr	THOMAS MAHR	323½ D Street, SE 20003	(202) 544-3906
Stephan Howard	Stephan Howard	323 D St SE 20003	(202) 546-6178
William R. Sears	WILLIAM SEARS	321 D St. SE 20003	(202) 548-4701
Kathryn B. Anderson	Kathryn B. Anderson	328 4th Street, SE 20003	(202) 546-4583

crowd limited

Percentage of Lot Occupancy

Room	Dimensions	Sq. Feet	% of Lot
Front Rooms	15.0 x 27.7	415.5	24.4%
Kitchen	10.7 x (40.0-27.7)	131.6	7.7%
Proposed Extension	10.6 x 14.0	148.4	8.7%
Total		695.5	40.9%
LOT	17.0 x 100.0	1700	

We, the undersigned, do not in any way oppose the application of Sherri Fickel (BZA Application No. 16685) for a special exception to allow an extension to 321 4th Street, S.E.

Signature	Printed Name	Address	Telephone No.
Mariae Fujishiro	Mariae FUJISHIRO	324 4th St SE	(—)—
Shinji Fujishiro	SHINJI FUJISHIRO	324 4th St SE	(—)—
Henry Jova	HENRY JOVA	323 4th St SE	(202) 543-7094
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