REQUEST FOR BOARD OF ZONING VARIANCES:
WILLIAM AND KATHERINE BRANNON
301 THIRD ST. SE

THE PROPOSAL: We have lived on the Hill for almost four years and have fallen in love with the historic area and the strong sense of community that exists throughout Capitol Hill. We bought 301 Third St. (a.k.a. 227 and 229 C. St) almost 2 years ago and have transformed it from an unkempt rental with a brick front yard, flaking paint, and termite damage into a building to be proud of. About a year ago, my wife and I realized we really wanted to remain in our neighborhood and raise a family. However, with the need for a larger home to accommodate a child and the increasing cost of property on the Hill, we looked to our corner rental as a solution that would enable us to stay in the neighborhood we had connected with. In order to achieve this goal, we realized that we needed to transform this very small, nonconforming, corner rental property into a single family home.

A UNIQUE PROPERTY: 301 Third St. is a unique corner property, originally comprised of two small buildings that were combined in 1963. The property facing Third St was originally a small corner store build in the mid-1800s; the one facing C. St, a very small house, built approximately 60 years later. Together the square footage is roughly 1700 sq. ft, and without an addition, does not have the living space needed to raise a small family. The neighborhood is primarily residential and even with the work we did to make the property look more historically correct, the building still does not conform to the historic residential character of the neighborhood.

PROPOSED CHANGES: We are requesting a variance to allow us to construct a two-story addition (360sq ft per floor) on the southwest side of the current property. This addition would be set back in an effort to be less obtrusive to the streetscape and to not block the windows on the neighbor's property at 305 Third St.

NEIGHBORHOOD SUPPORT: We have contacted all neighbors within two hundred feet (and beyond) of the property, and have received significant support for the changes. We have also received approval from historic preservation and the ANC board. To date, the only neighbor who has expressed concern for our plan, is the owner of 305 Third St. SE (the property directly to our south). The owner, Mr. Douglas Dacy, is concerned about the impact on his back patio light and air, and any impact that may be had on the value of his property. We called Mr. Dacy, who resides in Texas, on several occasions in an attempt to address his concerns. We have also spoken to his tenant, as well as his real-estate agent, who both were very supportive of our plans.

ATTACHED: Attached are current photographs, plot, and plans for the proposed addition. We hope that this provides information that proves helpful prior to our June 12th, BZA hearing.

Sincerely,
Bill and Kate Brannon

William F. Brannon

BZA
Case No. 16709
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16709
EXHIBIT NO.27

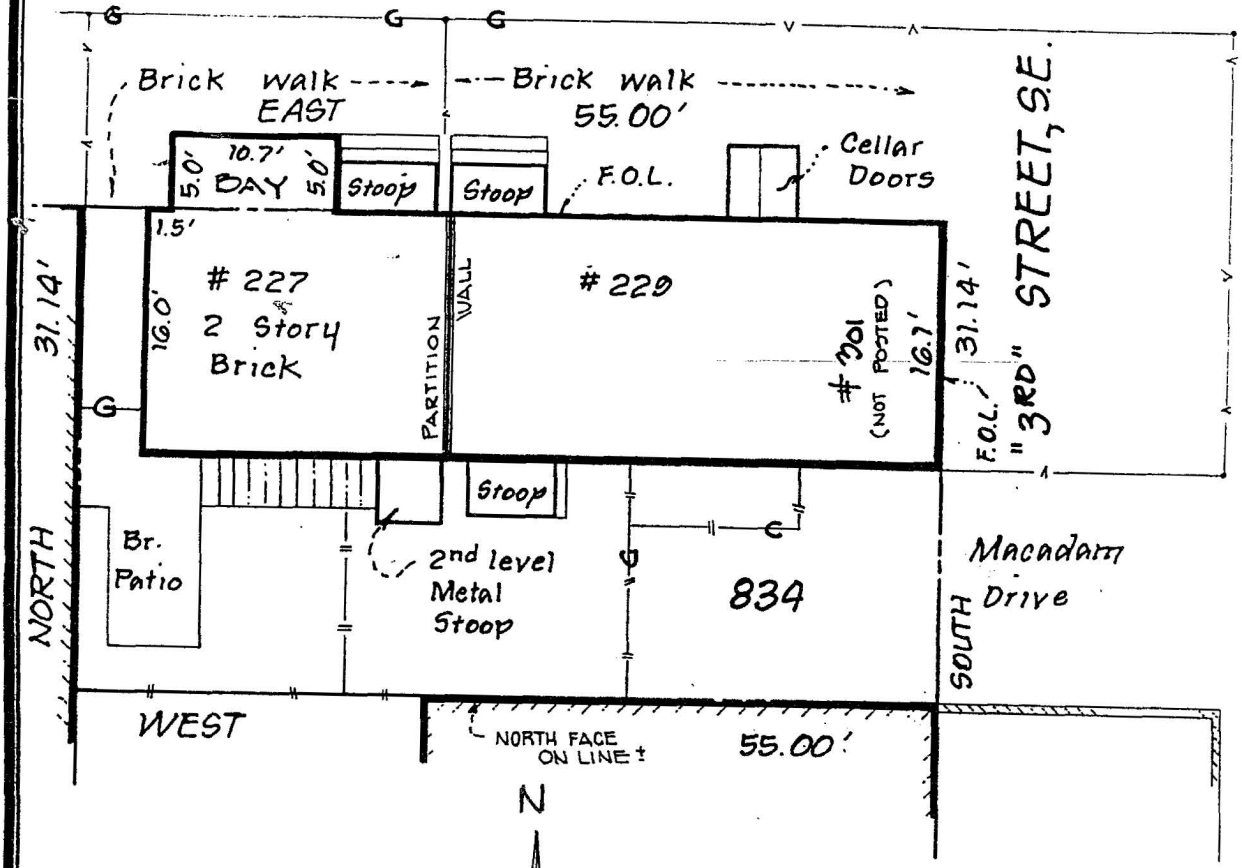


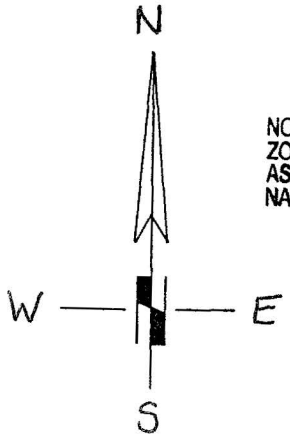




LANDTECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740

"C" STREET, S.E.





SQUARE: 763

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



NO TITLE REPORT FURNISH

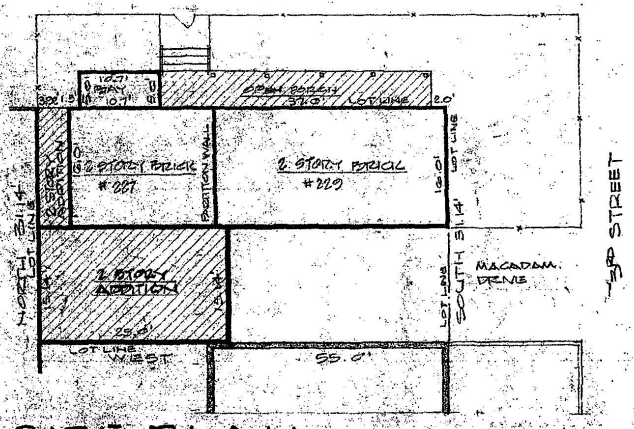
LOCATION SURVEY OF

301 3RD Street, S.E.

WASHINGTON, D.C.

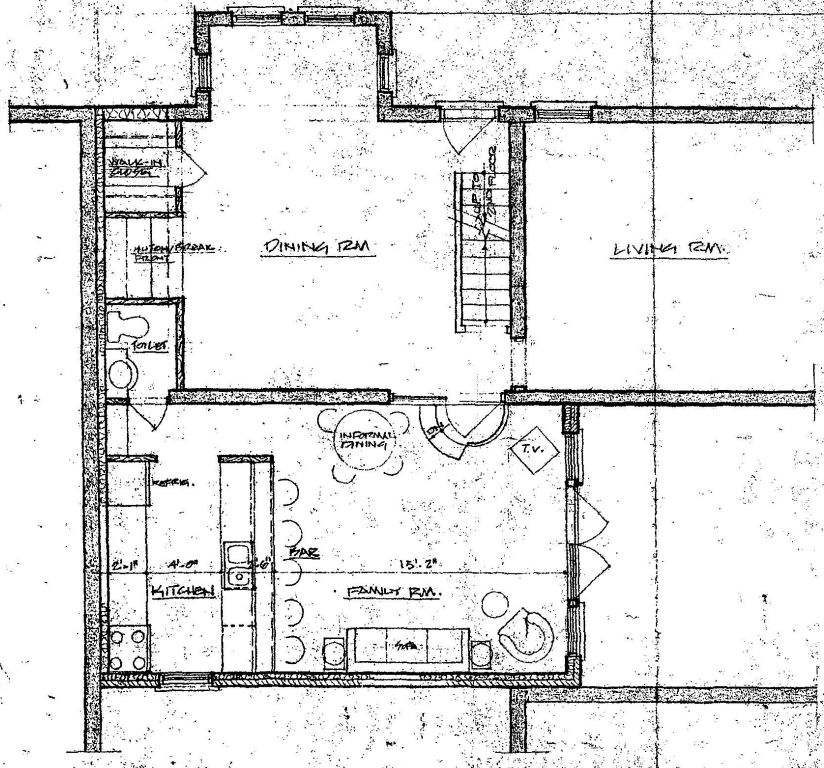
LOT: # 834
LIBER: PER DESC.
DATE: 7-12-99
CASE NO: T-9336

SQUARE: 763
FOLIO: FURNISHED
SCALE: 1" = 10'
FILE NO: SC99127



SITE PLAN

SCALE: 1" = 10'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

CLARK . ASSOCIATES . ARCHITECTS

ARCHITECTURE • INTERIOR DESIGN

3830 1st, NW
Washington
DC 20007
202 333-9453
Fax 333-2403

ADDITION TO THE RESIDENCE OF:

MR. MRS. WILLIAM F. BRANNON

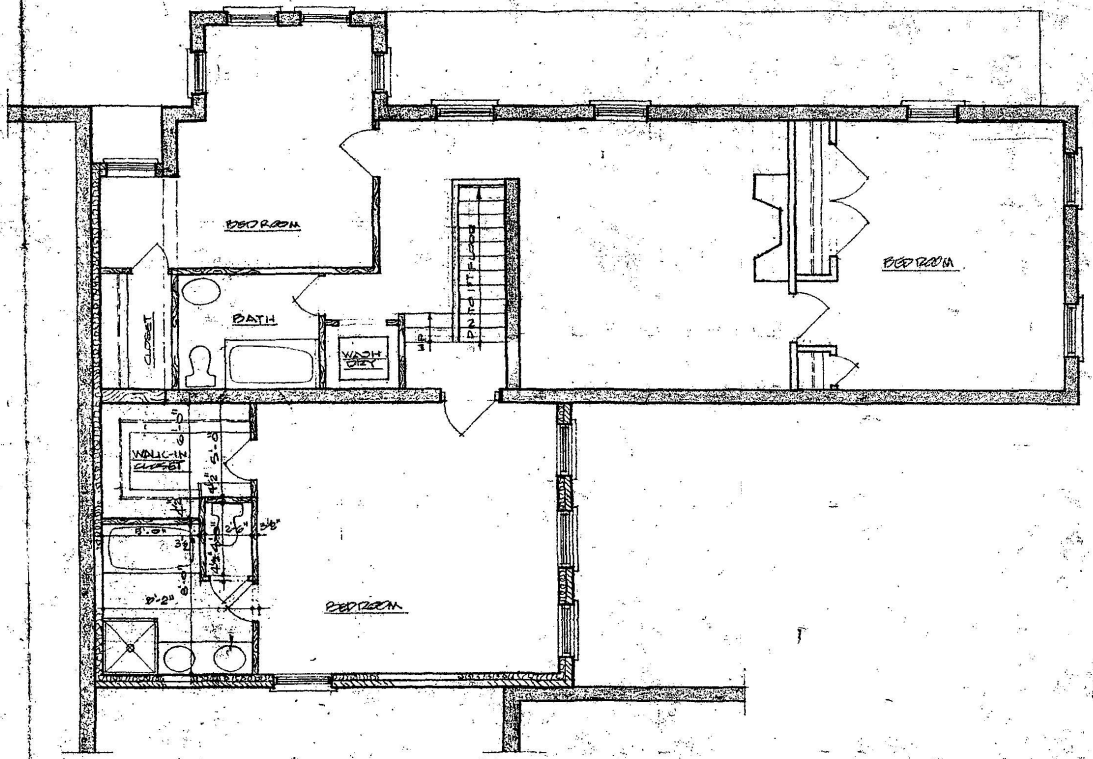
301 3RD ST. S.E. WASHINGTON, D.C.

ISSUES

REVISIONS

SHEET DESCRIPTION: 1ST FLOOR PLAN, SITE PLAN

SHEET # A-1



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

CLARK. ASSOCIATES. ARCHITECTS ● ARCHITECTURE • INTERIOR DESIGN

1530 T St. NW
Washington
DC 20009
202 333 2053
Fax 333 2053

ADDITION TO THE RESIDENCE OF:
MR. MRS. WILLIAM F. BRANNON

ISSUES	SHEET DESCRIPTION
	SECOND FLOOR P
REVISIONS	SHEET # A-2