APPLICATION FOR AREA VARIANCE

2318 NEBRASKA AVE. N.W. WASHINGTON, D.C. 20016

SQUARE 1412, LOT 64

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D.C. BOARD OF ZONING
2001 JUN 12 PM 2:03

STATEMENT OF JOHN E. KERN
BEFORE THE BOARD OF ZONING ADJUSTMENT
June 12, 2001

Madam Chairman and members of the Board, my name is John Kern, owner of lot 64, square 1412, located at 2318 Nebraska Ave NW. I appear before you today to request a side yard area variance for the purpose of constructing an owner occupied detached single family residence.

With your permission, Madam Chairman, I would like to proceed by referring to the information in the statement I have placed before you. While the information being referred to is also contained in the BZA file, I have summarized the information in my statement for ease of presentation.

I would like to begin by referring to the attachments to my statement.

Attachment 1 shows the location of the property
Attachment 2 contains photos of the lot
Attachment 3 shows the odd shape of the lot
Attachment 4 contains photos showing the predominent architectural character of the neighborhood
Attachment 5 shows the environs
Attachment 6 shows the footprint of the proposed house and the extent of the area variance being requested

The existing property is an R-1-B, unimproved, residential building lot. Under Section 405 the side yard set back requirement is 8 feet.

Due to the odd shape the lot, strict application of the 8 feet side yard set back would require the design of a trapezoidal shaped house which would substantially increase the cost of construction and which would be out of character with the predominent architecture in the neighborhood where nearly all lots are rectangular and conducive to the siting of traditional homes. In fact, none of the existing homes located on the block could be sited on lot 64 without a side yard area variance.

In order to build a more traditional house on the lot, an area variance is requested for a reduction in the side yard set back from 8 ft. to 4 ft. on the Southwest property line. (Please refer to attachment 6 which shows the proposed footprint of the house). The lot borders on a narrow parcel of public space and a public street. (This can be noted in attachment 5). The narrow parcel of land is owned by the National Park Service and is isolated by a public street that connects Nebraska Ave. with Sherrier Place. This open parkland is not open to residential development.

Granting the variance is not inconsistent with the general intent and purpose of the zoning regulations since it will not effect the zoning set back requirements between the adjoining single family property owners and the proposed new residence. In addition, it will allow for the construction of a traditional residence in keeping with the character of the neighborhood and will not encroach on public space or have an adverse effect on the neighborhood. In addition, development of the lot will help to

Board of Zoning Adjustment
District of Columbia
CASE NO.16715
EXHIBIT NO.26

BZA
Case No. 16715
Exhibit No. 26

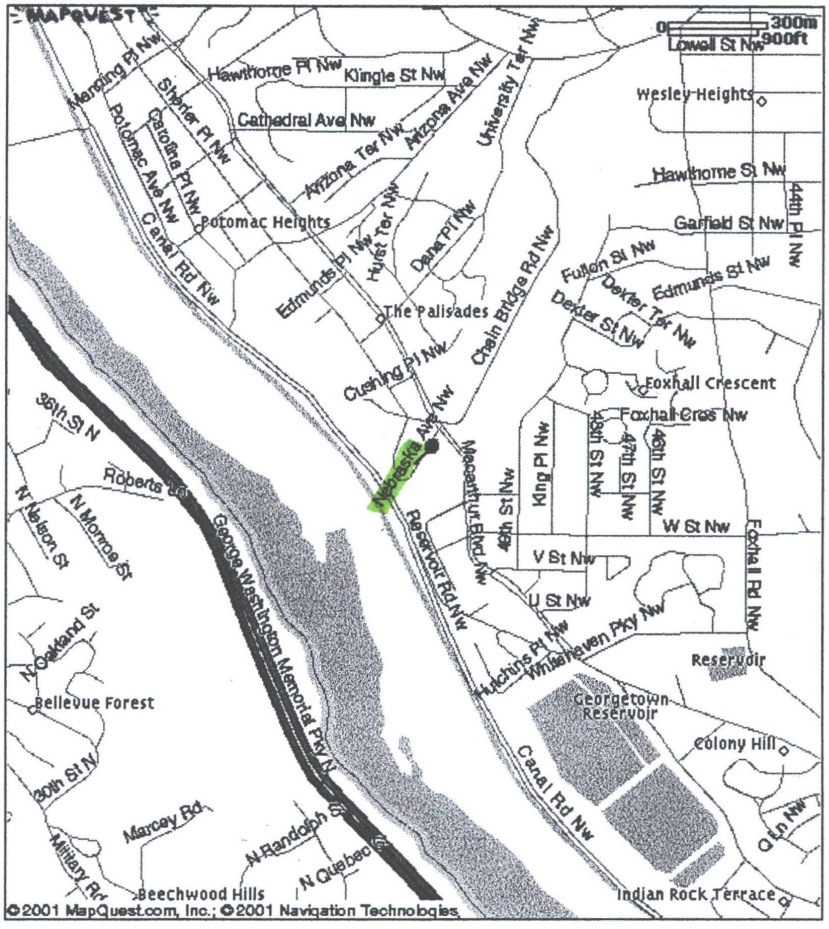
reduce, if not eliminate, the illegal dumping on the adjacent Park Service open space that continues to be a concern in the neighborhood. Accordingly, granting the variance will not be a detriment to the public good.

All of the adjoining residential property owners and other residential property owners within line of sight of the lot have signed a statement indicating no objection to the requested variance. On April 4, 2001, the ANC voted 6-0 in favor of the variance and the DC Office of Planning has recommended approval in their letter of June 5, 2001. The National Park Service in their letter dated June 11, 2001 stated no objection to the requested variance with assurances from me regarding protection of a large maple tree, use of non-intrusive colors and finishes, and limiting access to the property from Nebraska Ave. only. I have stated these assurances to the National Park Service in my letter to the BZA dated June 4, 2001. Copies of these letters and statements are contained in the BZA file.

In view of the lack of opposition and the consistency of the my request with the intent and purpose of the zoning regulations, I respectfully ask that the Board approve for the area variance from 8 feet to 4 feet on the Southwest property line of Lot 64 square 1412.

That concludes my statement, Madam Chairman, and I would be pleased to answer any questions you or any members of the Board may have.

2318 NEBRASKA AVE NW, 20016 Square I412, Lot 64



LOCATION

ATTACHMENT 1

LOT 64



FRONT VIEW



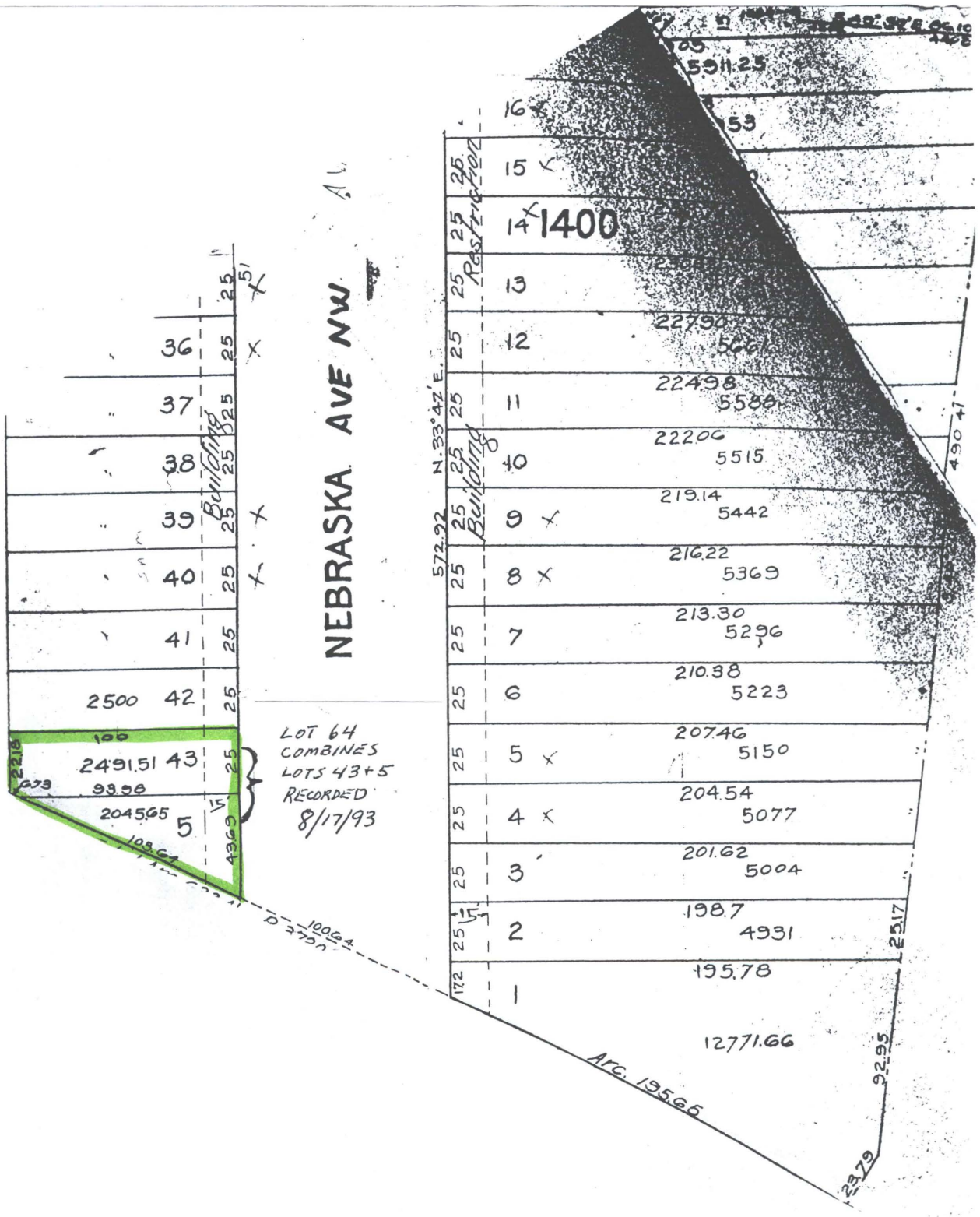
SIDE VIEW



REAR VIEW

ATTACHMENT 2

PLAT SHOWING ODDLY SHAPED LOT 64



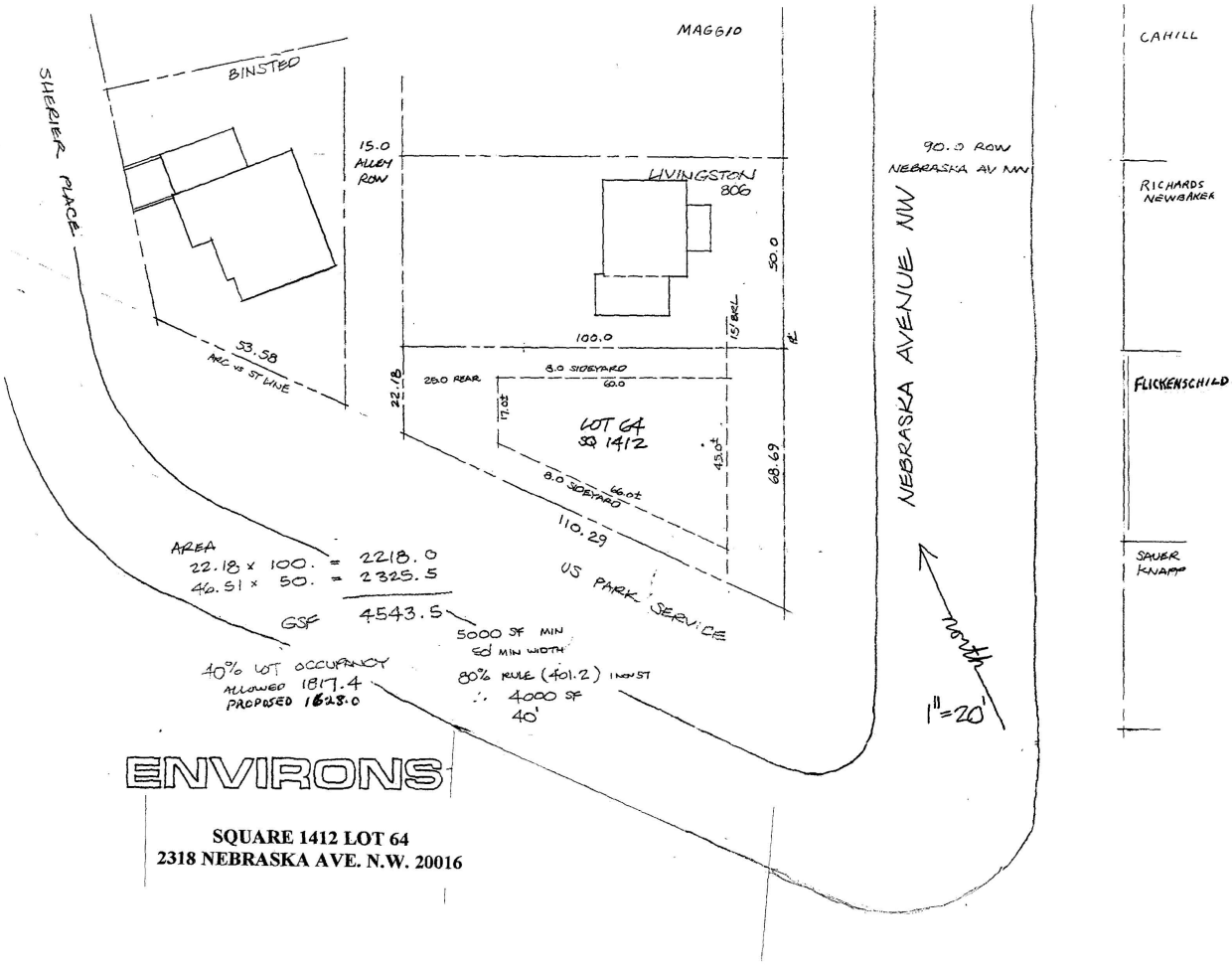
ATTACHMENT 3

ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD





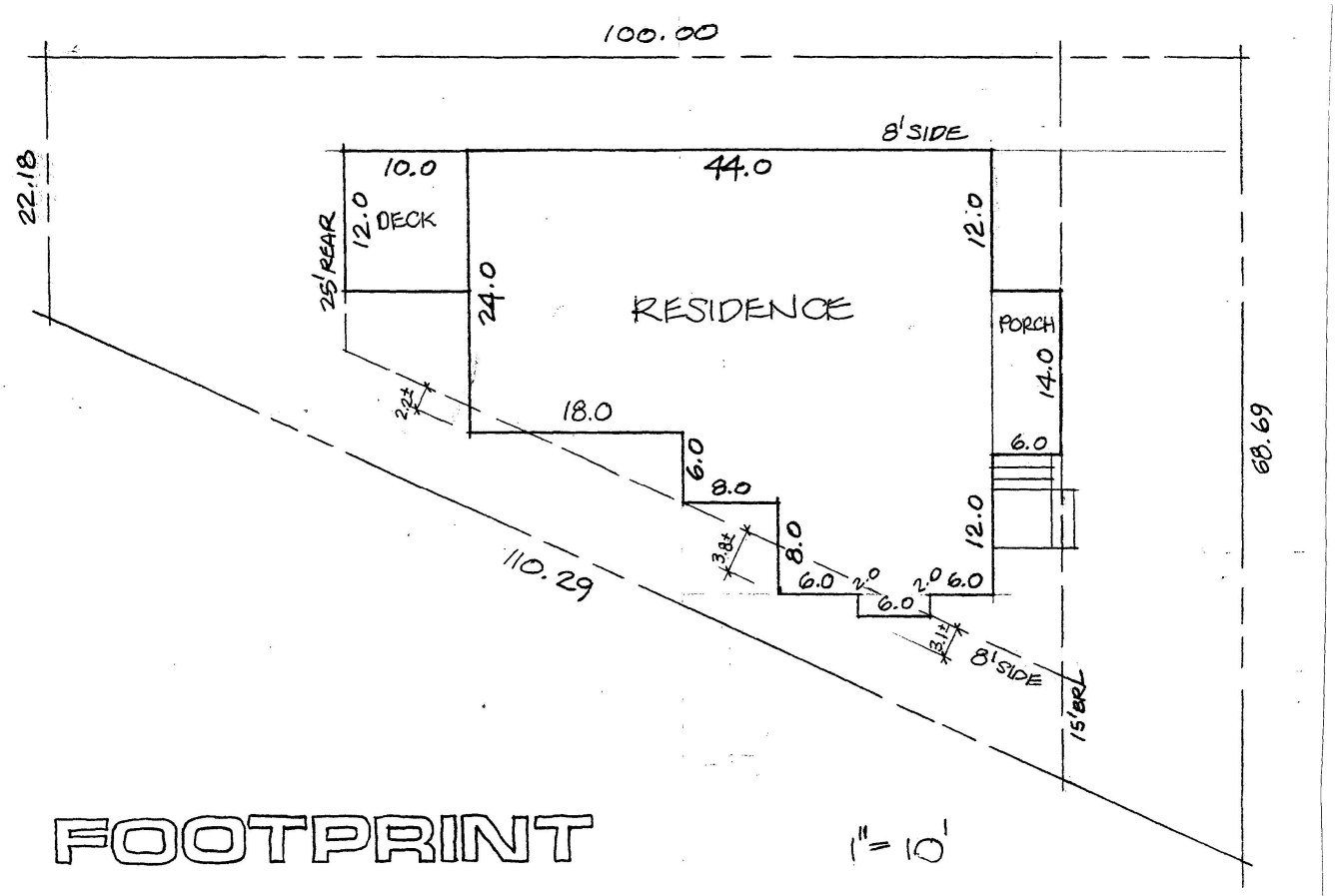




ENVIRONS

SQUARE 1412 LOT 64
2318 NEBRASKA AVE. N.W. 20016

ATTACHMENT 5



FOOTPRINT

1" = 10'

ATTACHMENT 6