APPLICATION FOR AREA VARIANCE

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

SQUARE 1412, LOT 64

STATEMENT OF EXISTING AND INTENDED USE

The existing property is an R-1-B, unimproved, residential building lot located at 2318 Nebraska Ave. N.W. Washington, D.C. 20016. The proposed use of the property is for the construction of an owner-occupied, detached single family residence. The lot is served by water and sewer and has an existing driveway curb cut onto Nebraska Ave. (**See photos of lot attachment 1**)

ADDITONAL INFORMATION PERTINENT TO THE APPLICATION

Due to the irregular shape of the lot (**see attachment 2**) strict application of the side yard set back would require the design of an oddly shaped house which would substantially increase the cost of construction to the owner. In addition, such a house 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. (**See attachments 2 & 3**)

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 which borders on a narrow parcel of public space and a public street. The narrow parcel of land is owned by the U.S Park Service and is isolated by a public street, which connects Nebraska Ave. with Sherrier Place. The parcel has no practical public use other than a street right-of-way as can be noted from the photographs of the lot. (**See attachment 1**)

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. The variance will not encroach on public space and will not be a detriment to the public good.

Attachment 4 contains a statement signed by the adjoining residential property owners and other residential property owners within the line of sight of lot 64, stating that they have no objection to the requested variance. In addition, on February 23, 2001, I (John Kern, property owner) met with Mr. Joseph Cook, Chief of Land Resource for the National Capitol Region, U.S. Park Service, and upon review of the drawings, he stated no objection to the requested variance.

BZA
Case No. 16715
Exhibit No. 3

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Board of Zoning Adjustment
District of Columbia
CASE NO.16715
EXHIBIT NO.3

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



FRONT VIEW

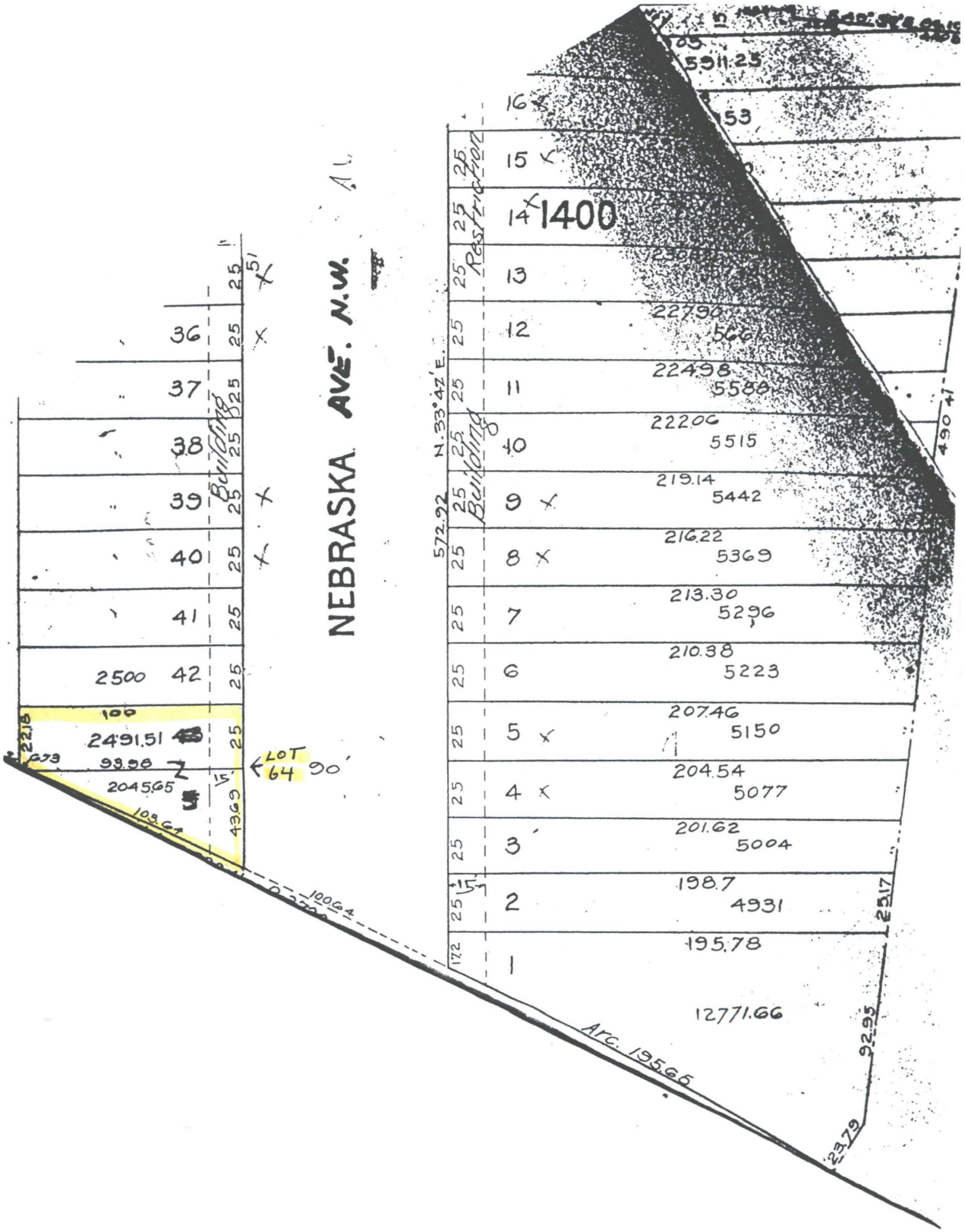


SIDE VIEW



REAR VIEW

ATTACHMENT 1

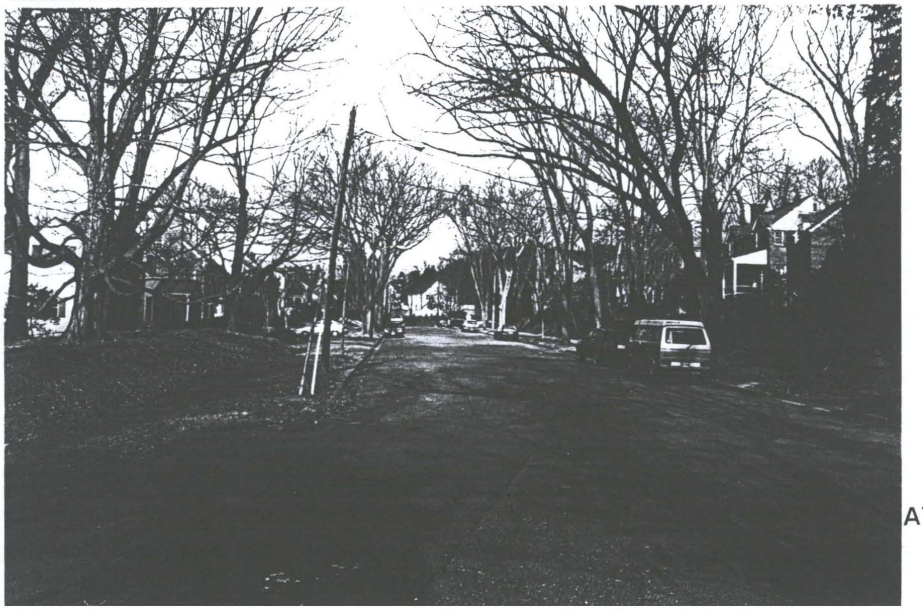


ATTACHMENT 2

APPLICATION FOR AREA VARIANCE
2318 NEBRASKA AVE. N.W. WASHINGTON, D.C. 20016
SQUARE 1412, LOT 64
PHOTOS OF THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD







ATTACHMENT 3

STATEMENT OF ADJOINING AND LINE OF SIGHT PROPERTY OWNERS
TO THE BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA
CONCERNING A REQUEST FOR AREA VARIANCE, 2318 NEBRASKA AVE. N.W.
SQUARE 1412, LOT 64

UPON REVIEW OF THE REQUEST BY JOHN E. KERN FOR AN AREA VARIANCE FOR A SIDE YARD SET BACK FROM EIGHT FEET TO FOUR FEET ON THE SOUTHWEST PROPERTY LINE OF LOT 64, WE THE UNDERSIGNED ADJOINING AND LINE OF SIGHT PROPERTY OWNERS HEREBY STATE THAT WE DO NOT OBJECT TO THE REQUESTED VARIANCE.

Mark & Linda Binsted
4907 Sherrier Pl. N.W.
Washington, D.C. 20016
(Adjoining Property Owner)

Nellie B. Livingston
2320 Nebraska Ave. N.W.
Washington, D.C. 20016
(Adjoining Property Owner)

Larry Sauer & Amy Knapp
2319 Nebraska Ave. N.W.
Washington, D.C. 20016
(Line of Sight Property Owner)

Hans Flickenschild
2323 Nebraska Ave. N.W.
Washington, D.C. 20016
(Line of Sight Property Owner)

Lori A. Richards & Kenneth Newbaker
2327 Nebraska Ave. N.W.
Washington, D.C. 20016
(Line of Sight Property Owner)

E.H. Cahill
2329 Nebraska Ave. N.W.
Washington, D.C. 20016
(Line of Sight Property Owner)

David & Susan Mitchell
2333 Nebraska Ave. N.W.
Washington, D.C. 20016
(Line of Sight Property Owner)

Gerald & E.M. Quinlan
2339 Nebraska Ave. N.W.
Washington, D.C. 20016
(Line of Sight Property Owner)

Sam L. G. & Andree Maggio
2324 Nebraska Ave. N.W.
Washington, D.C. 20816

Attachment 4