2326 California Street, N.W.
Washington, D.C. 20008
(202) 966-7237

RECEIVED
D.C. BOARD OF ZONING
2001 APR 12 AM 9:34

This letter was sent to all neighbors within a 200' radius.

April 10, 2001 16725

Dear Neighbor:

We are requesting a zoning variance for our home at 2326 California Street, N.W. in order to replace a deteriorating rear stucco addition built in 1984. The new structure would be of brick and more in keeping with the character of the existing house which was built in 1914. It would also retain the existing configuration of the wall built on the west property line, and the existing setback on the east property line. The proposed work would not be visible from the street or from any other public space. The front exterior of the house would not be affected or altered in any manner whatsoever.

We are seeking the zoning variance because the current R-1-B zoning regulations were drafted to apply to single family detached houses. Our row house and the 25 foot wide lot it sits upon predate the zoning regulations by over seventy-five years. Without the variance, replacement of the existing addition, as well as improvement and restoration of the property, would effectively be precluded.

Although the D.C. Board of Zoning Adjustment will be notifying you shortly about the hearing date of our request and seeking comment, we wanted to take an early opportunity to fully inform our neighbors of the proposed project. While the attachments will provide you with a good idea of what we intend to do, we would be delighted to personally show you through our home and to discuss in detail our plans. Please call us at 202-966-7237 to arrange a convenient time.

Thank you for your support.

Sincerely.

Dick

Richard A. Cantor

Charlie

Charles L. Grizzle

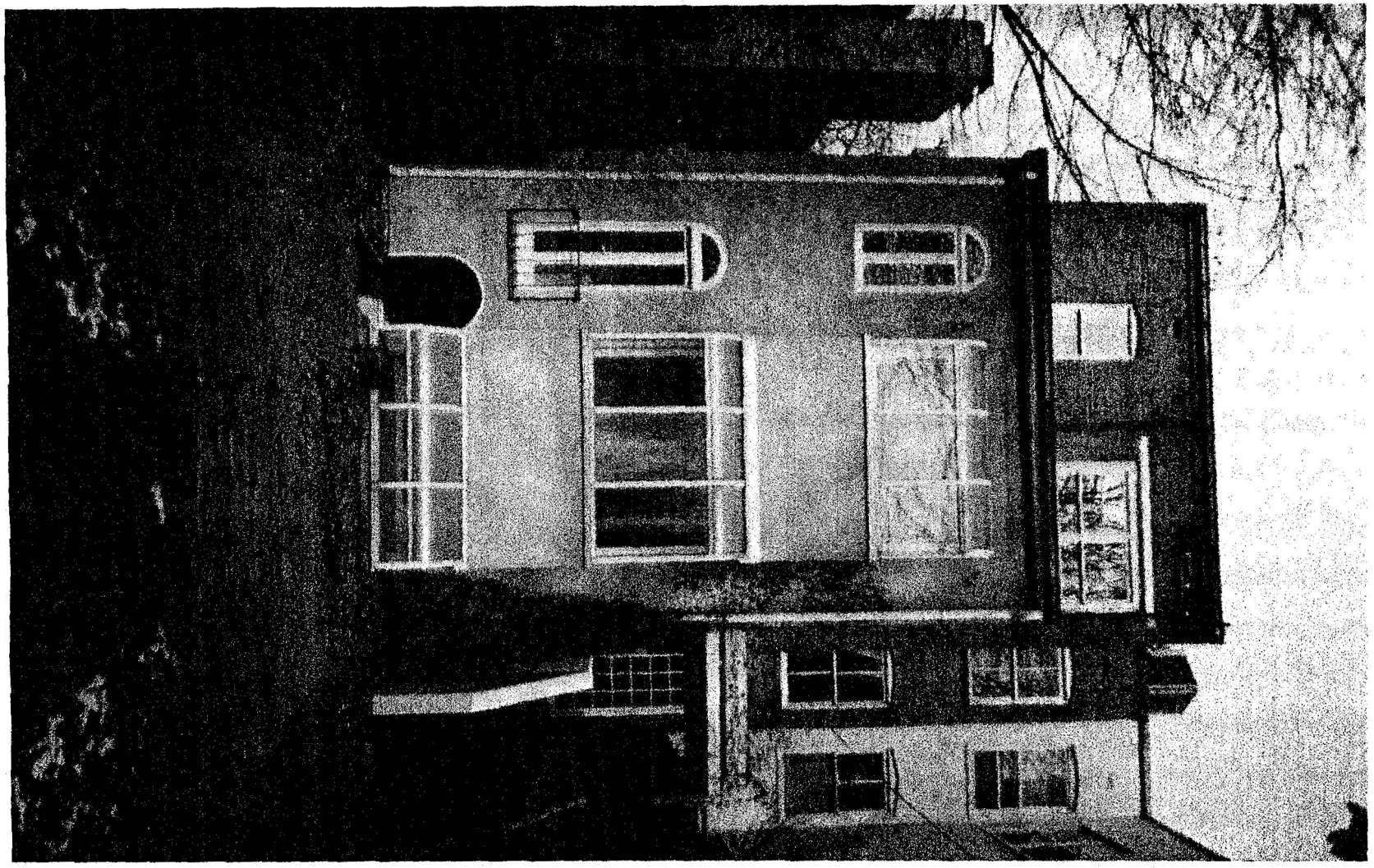
Attachments

BZA
Case No. 16725
Exhibit No. 18

Board of Zoning Adjustment
District of Columbia
CASE NO.16725
EXHIBIT NO.18

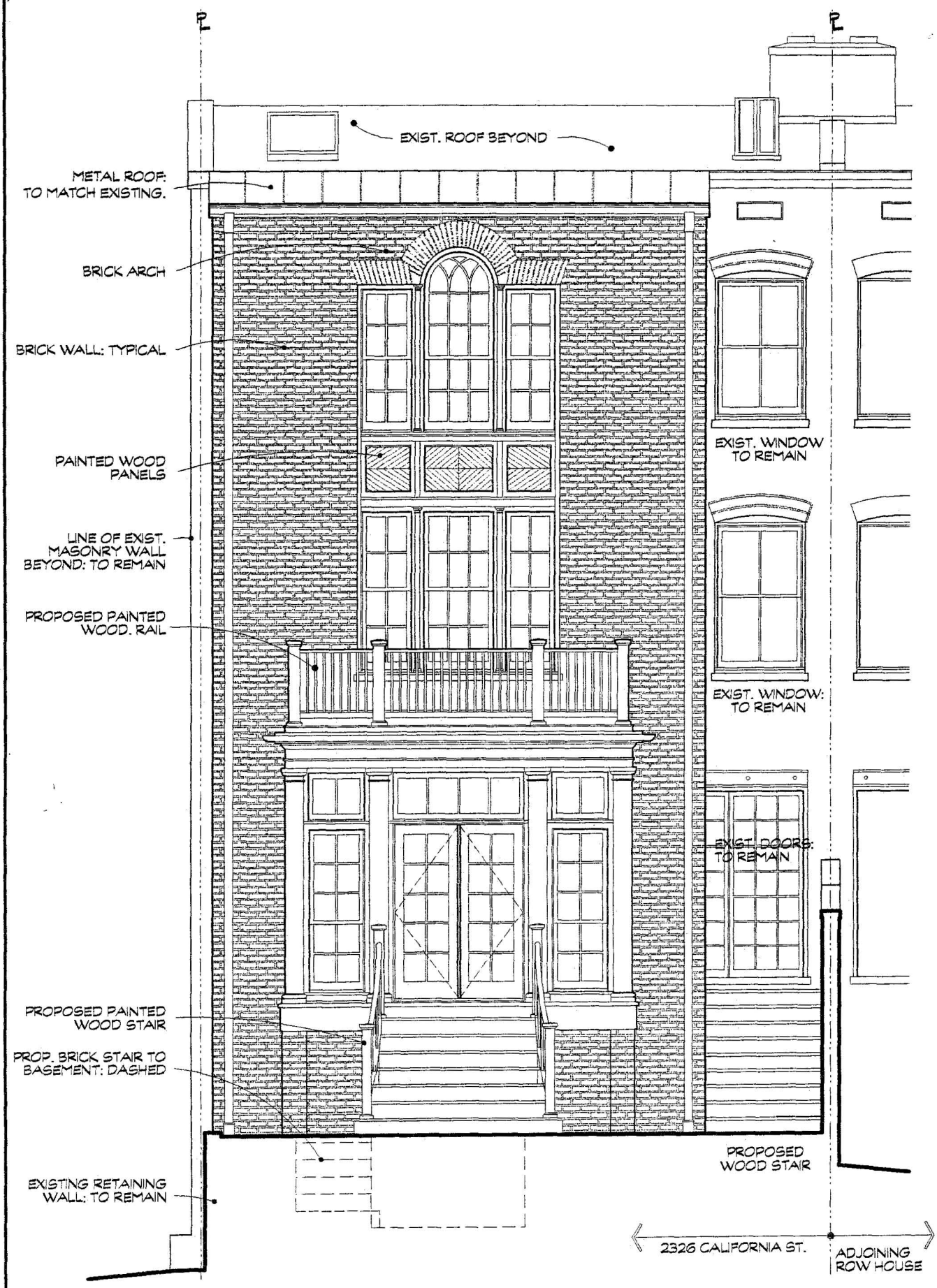
EXISTING SOUTH ELEVATION: VIEW FROM REAR YARD

SCALE: NONE



12	SCALE: None DATE: April 9, 2001	2326 California Street, Washington, D.C. PROPOSED RENOVATIONS	CLIFF ELMORE, ARCHITECTS 5038 MASSACHUSETTS AVE. NW, WASHINGTON, DC 20016 TEL. 202-537-2963 FAX 202-537-9525

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PROPOSED SOUTH ELEVATION: VIEW FROM REAR YARD

SCALE: 3/8" = 1' - 0"

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2326 California Street, Washington, D.C.
PROPOSED RENOVATIONS

SCALE: 3/8" = 1' - 0"

DATE: April 9, 2001

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