GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

March 2, 2004

Teddy L. Houston
524 9th Street, S.E.
Washington, D.C. 20003

Re: BZA Application No. 16756 - 524 9th Street, S.E.

Dear Mr. Houston:

The Office of Zoning received your faxed letter (attached) concerning the above-cited application on February 23, 2004. As mentioned in your letter, Board of Zoning Adjustment (Board) Order No. 16756, approved the construction of an accessory garage on your property. This approval was valid for two years from the January 9, 2002 effective date of the order, allowing you to apply for a building permit by no later than January 9, 2004. Although you applied for a building permit within this time period, according to you, your permit has expired. Given the time (over two years) that has lapsed since the effective date of the order, you must file a new application with the Board in order to secure a building permit for the garage. For your convenience, I invite you to view our informative web-site at www.dcoz,dc.gov. You can view and download all of the necessary forms to get your application started. These forms include BZA Application Form 120, and BZA Self-Certification Form 135. You may also copy documents from the previous application file to assist you in preparing your new application. Of course, certain documents such as the list of property owners within 200 feet of the subject property will have to be updated. The cost of making copies is 20 cents a page.

Please call Richard S. Nero, Jr., Chief, Support Services at (202) 727-6311, if we can be of further assistance in this matter.

SINCERELY,

JERRILY R. KRESS, FAIA
Director, Office of Zoning

rsn
Attachment

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 16756
EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16756
EXHIBIT NO.29

IK/EB

524 9th Street S.E.
Washington D.C. 20003
February 24, 2004

Ms. Sheri Pruitt
Executive Secretary
Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street N.W. Suite 210
Washington, D.C. 20001

Reference: Case Number 16756
Application of Teddy L. Houston

Dear Ms. Pruitt,

The Board granted my Application No. 16756 in 2002 for a variance from the lot occupancy provisions under section 403, and a variance from the provisions that prohibits enlargements of an existing structure that is nonconforming as to lot occupancy under subsection 2001.3, to allow the construction of an accessory garage in the R-4 District at my premises, 525 9th Street, S.E. (Square 949, Lot 830).

I submitted plans and applied for permits in February 2002. The permits were issued, but I was unable to begin work on the garage due to unforeseen financial issues at the time. The financial issues are now resolved and I and am prepared to have the garage constructed in the spring of this year. When we talked after the Board approved the application, you mentioned that the Summary Order forwarding the Board's approval of the application would be valid for two years, but that an extension is possible if I was not in a position to have the garage constructed right away.

In reading the Summary Order, I note that it states the order would not be valid for more than two years unless within that period, the applicant files plans with the Department of Consumer and Regulatory Affairs for purpose of securing a building permit. I did so but the permits have expired and I will need to secure new permits. The situation with the garage remains the same as in the Application No. 16756. I intend to do just as stated in the application using the plans that have been approved by the city already.

Can you advise me on how to obtain an extension so that I can have the garage constructed this year? I would certainly appreciate your help. I can be reached by telephone at: office: 703-588-7068; home: 202-546-6541; cell: 202-441-5209; fax: 703-696-4475. I can also be reached by email at teddy.houston@pentagon.af.mil.

Sincerely,

Teddy L. Houston

24 February 2004

TO: Ms. Sheri Pruitt
Executive Secretary
Government of the District of Columbia
Board of Zoning Adjustment

FROM: Teddy L. Houston
703-588-7063 (Voice)
703-696-4475 (Fax)

SUBJECT: Extension Request

REFERENCE: Application No. 16756
Approved 09 January 2002