HORSEY AND THORPE, ARCHITECTS

July 19, 2001

Ms. Sherry Pruitt, Secretary
Board of Zoning Adjustment
441 4th Street, NW - Suite 210
Washington, DC 20001

Re: 1710 Hoban Road, NW - Request for Special Exception - Project Description

Dear Ms. Pruitt:

On behalf of the owners of the above property we are are applying for a Special Exception for 100% relief from the Rear Yard requirement for a single family dwelling in an R-1-B district. The proposed project which prompted this Special Exception request is a one-story addition approximately 9 ft by 18 ft. on the north side of house which would fill the space between the existing house and the existing garage. The addition does not communicate directly with the garage which is located on the basement level.

Other changes are contemplated to the house as part of this project including raising the roof to create more headroom of the existing third floor and a second floor addition on the rear of the house. Both of these latter items are in compliance with the matter-of-right zoning regulations.

I have reviewed this proposal with Mr. Toye Bello of the the Zoning Administrator's office. After reviewing the the layout of the property (a corner lot) and existing structures he concluded that a special exception for 100% relief from the Rear Yard requirement would be necessary for the addition which connects the house to the garage.

As you know, with a corner lot either street frontage can be considered the front; the rear and side yards are defined by the location of the front of the property. Thus there are two different possible configurations for this property, with Hoban Road as the front or with Hadfield Lane as the front. Mr. Bello said that the Zoning office the typically establishes the front yard by the configuration which is more in compliance with the Zoning regulations.

He said in this case they would identify the Hadfield Lane side as the front because the detached garage would then be in the back yard, and would be compliance with the Zoning regulations which allow for a garage to be located in the rear yard. If Hoban Road were to be considered the front then the garage would be in the side yard which is not permitted

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BZA
Case No. 16774
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16774
EXHIBIT NO.3

by the Zoning regulations. The 100% relief for a rear yard is necessary because once we attached to the garage, the rear yard, which is defined as going from one side property line to the other, is effectively eliminated.

We do not believe this proposal would have any adverse impact on any neighbor. In fact the closest neighbor at 1712 Hoban Road, which is a house with a matching garage/house layout and which shares a driveway and turnaround area with our property, has already made a similar addition which connects the principal structure to the accessory garage. We will be in contact with the adjacent neighbors to review the project prior to the BZA hearing.

We look forward to reviewing this proposal with the Board at the scheduled hearing. Please call with any questions.

Thank you for you consideration.

Sincerely yours,

Outerbridge Horsey, AIA