HORSEY AND THORPE, ARCHITECTS

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
2001 AUG 13 PM 3:28

August 12, 2001

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

Re: 1316 30th Street, NW - Request for Special Exception - Project Description

Dear Ms. Pruitt:

On behalf of the owners of the above property and pursuant to Section 223 of DCMR 11, Zoning Regulations, we are applying for a Special Exception for relief from the zoning requirements for a semi-detached one family dwelling in an R-3 district. The specific relief requested is from Section 405 - Side Yards and Section 403 - Percentage of Lot Occupancy. The proposed project which prompts this Special Exception request is a one-story addition approximately 7-8 ft. wide, wrapping around the rear portion of the house.

The proposal would extend the existing non-conforming side yard approximately 3.2 ft. wide and would increase the lot coverage from 39.2% to 48.3%. We believe that the proposal meets the requirements for not unduly affecting the light, air or privacy of surrounding properties.

With regard to the extension of the non-conforming side yard, the proposed one story addition extends the side yard approximately 25 ft. farther back into the property. As you can see from the attached Area Plan the abutting property on this side of the property has a similar width side yard which extends considerably farther back than our proposed addition. Furthermore this abutting house is three stories along the common property line as compared to the single story of the proposed addition.

With regard to the increase in lot coverage you know, an R-3 District allows for row dwellings and lot coverage of up to 60% and most of the surrounding properties have a higher lot coverage percentage than what we propose. Further more approximately 100 sq. ft. or 3.7% of our "covered area" is actually the open space of the side yard which because it is less than 5'-0" wide is considered as covered area under the Zoning Regulations.

We have been and will continue to be in contact with the adjacent neighbors to review the project prior to the BZA hearing. The proposed addition received conceptual approval from the Old Georgetown Board of the Commission of Fine Arts at their July 3rd meeting.

1228½ 31ST STREET, NW WASHINGTON DC 20007 TEL 202-337-4826 FAX 202-337-8314

BZA
Case No. 16783
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16783
EXHIBIT NO.3

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

Outerbridge Horsey, AIA

Enclosures