Iraklis Karabassis
4774 Dexter Street, NW
Washington, DC 20007

October 8, 2001

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W., Suite 220-S
Washington, DC 20001

Re: ***Application Number 16788 of Iraklis Karabassis, pursuant to 11 DCMR § 3103.2 for a variance from the front yard setback requirements subsection 1543.4, and a variance from the nonconforming structure provision under subsection 2001.3, to allow an addition to a single-family dwelling in the WHOD/R-1-A District at premises 4774 Dexter Street, N.W. (Square 1397, Lot 4)***

Dear Madam/Sir:

I purchased this property, to a great extent, for its beauty and serenity, its close proximity to my office, and because, I was looking for a place to raise a growing family. Unfortunately, I was not aware of the restrictions and how they might affect my ability to enlarge the house to fit my expanding family needs prior to the purchase. It wasn't until I applied for a permit that I learned of the overlay. Obviously, I have a problem with my architects, but that is a separate issue. Prior to purchasing this property I engaged these architects and commissioned an investigation into the feasibility of adding onto the house. Once it was determined that the additional space I required could be added, I contracted them to develop the drawings you have before you. As you can see there isn't room enough to develop the property to either side of the house, and because of the steep drop-off at the rear, I am unable to add-on in the back.

The proposed addition will enhance the looks of the house by adding symmetry; it does not intrude on the neighbors, and it will provide a clearer path in-and-out of the neighborhood by removing my two cars from the street. Although, the proposed addition is within the overlay, it does not extend any further into the setback than does the existing structure, as a matter of fact, it sets back from the street even further than the farther most forward corner of the existing house.

The purpose for my requesting this variance is to build the additional space I require for my family. I now have two children, and I am planning more. I have extended family living with me as well as a caregiver for my children, and I simply don't heave enough room to house everyone without the addition. This is a beautiful neighborhood, and it's where I want to live and raise my family. Please help me provide my family with a safe and comfortable place to live.

Sincerely,

Iraklis Karabassis

Case No. 16788
Exhibit No. 20

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EXHIBIT NO.20