Board of Zoning Adjustments (BZA), DC Office of Zoning (DCOZ)
Washington DC, 20001
441 Fourth Street, Suite 210
(202) 727-6311

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Re: *Petition for a Zoning Variance -1426 Meridian Pl., NW*

8 May 2002

To the members of the Washington DC Board of Zoning Adjustments (BZA):

The present letter is a petition for a Zoning Variance with respect to the following property:

1426 Meridian Place, N.W., Washington DC 20010
Lot 13, Square 2678
Zoning Classification: R5-B

The design of the home, as purchased, prevents its owners from fully enjoying their property, as there is no interior access between the house's basement and first floors. The owners would like to utilize the basement area as a nursery and play area for their son, without having to exit and re-enter and be subjected to the elements. Zoning Variances to permit a Rear Stair Enclosure are sought as relief.

Facts and Issues Concerning the Property and Neighboring Properties

The petitioner, J.P. Gauthier, undersigned, has been residing at the above address as his principal (indeed only) family domicile and residence with his wife (Kofo MacGregor-Gauthier) and son (Tristan), since September 2000.

Although designed and constructed as a three-bedroom Single-Family Home, the purpose which it indeed serves, the MacGregor-Gauthiers' 1426 Meridian Place home is, as a result of interior remodeling work undertaken by the home's PREVIOUS OWNER, devoid of any interior staircase or stairwell connecting the basement and the first floor.

Furthermore, the same remodeling work by the previous owner resulted in the installation of a half-kitchen in the basement where the staircase was formerly located, such that re-building a new staircase at the original location would prove extremely difficult and costly.

Finally, it should be noted that, of the fifteen (15) Single-Family Homes on the South-Side of the 1400 block of Meridian Place NW,[1] the MacGregor-Gauthier home was, as purchased, the ONLY one with no enclosed rear addition of some sort. Indeed, nine (9) of these homes even have two-story rear additions.[2] The depth of these additions ranges from approximately 4' to 10', depending on the specific property. [Photographs provided in support of Petititon]. The depths of the rear yards of each of these houses is comparable, at somewhere between 15' and 20' -The petitioner's property's rear yard depth is of 17.09'-17.50'.[3]

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[1] 1404, 1406, 1408, 1410, 1412, 1416, 1418, 1420, 1422, 1424, **1426**, 1428, 1430, 1432, and 1434 Meridian Pl., NW, Square 2678, Lots 9 through 26.
[2] 1404, 1406, 1408, 1410, 1412, 1416, 1422, 1432, and 1434 Meridian Pl., NW.
[3] Exact survey unavailable at this time.

Board of Zoning Adjustment
District of Columbia
CASE NO.16900
EXHIBIT NO.3

BZA
Case No. 16900
Exhibit No. 3

Consequences arising from the above Facts

The design of the home, as purchased, prevents its owners from fully enjoying their property, as there is no interior access between two of the house's floors. The design of the home, as purchased, is also detrimental to the property value of the home relative to neighboring homes which, as can be presumed on the basis of uniform original design, have both interior staircases and, as has been demonstrated above, rear additions.

Petitions for Relief

Given the above facts and their consequences on both the owners' property enjoyment and value, the undersigned hereby petitions the BZA for the following relief:

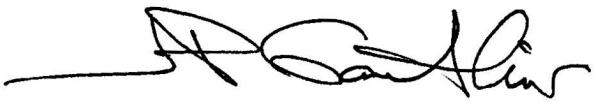
1) Pursuant to Section 223.1 of *Zoning Regulations*,[4] leave to construct a BOCA Code-compliant 51 SF Rear Stair Enclosure in his property's rear yard, to connect the basement and first floors of the house, comparable in size, design and appearance to the best structures found on neighboring properties;

2) Special exception from Section 403.2 of the *Zoning Regulations*, to occupy 62.8% of his lot surface (i.e., 731+51=782 SF, out of a total of 1246 SF) , through the provisions allowing for up to 70% Lot Occupancy through a Special Exception or Variance, in order to construct the proposed Rear Stair Enclosure referred to above;

3) Variance from Section 404.1 of the *Zoning Regulations*, to allow a reduced rear-yard setback of 10.6', rather than the standard 15' setback for R5-B for Single-Family Homes, in order to construct the proposed Rear Stair Enclosure referred to above;

4) Variance from Section 406.1 of the *Zoning Regulations*, pertaining to open courts, so as to allow the construction of a 6.5' Rear Stair Enclosure wall within 3.7' of the boundary with the Western adjacent property (1428 Meridian Pl., NW), rather than within the standard 6', in order to construct the proposed Rear Stair Enclosure referred to above.

Sincerely,



Jean-Paul Gauthier
Owner, 1426 Meridian Pl., NW
Washington, DC 20010

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[4] *District of Columbia Municipal Regulations (July 1995),, Title 11 (Zoning), 1999 Supplement* [hereinafter the "*Zoning Regulations*"].