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BZA Application No. 16928

5115 Rockwood Parkway, N.W.
Square 1459, Lot 836

Statement of Existing and Intended Uses

The Applicant, Paul C. Dougherty, is the owner of 5115 Rockwood Parkway, N.W. (Square 1459, Lot 836)(the "Subject Property"). The Subject Property is located in the Spring Valley neighborhood and is improved with a single-family detached residence.

The Applicant proposes to construct a detached garage with a second story domestic living quarters in the rear yard of the Subject Property. As proposed, the two-story garage addition does not meet the twenty (20) foot height and eight (8) foot side yard restrictions imposed under 11 DCMR § 2500.6. The Applicant is seeking an area variance pursuant to 11 DCMR 3103.2 to permit the proposed garage with a height of 25 feet and 5 foot side yard.

As a result of the unique condition of the Subject Property, including irregular configuration of the lot, size and location of the existing residence and driveway, and steep topography of the property, strict application of the Zoning Regulations would impose substantial practical difficulties and undue hardship on the Applicant. The requested variance, which is relatively minor, can be granted without any detriment to the neighborhood and without undermining the integrity or purpose of the Zoning Regulations.

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

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Case No. 16928
Exhibit No. 4
185476

Board of Zoning Adjustment
District of Columbia
CASE NO.16928
EXHIBIT NO.4