Application No. 16987 of Pablo Martinez

RELIEF SOUGHT: Pursuant to 11 DCMR § 3104.1 for a special exception to allow a rear deck addition to an existing flat (two-family dwelling) under section 223, not meeting the lot occupancy (section 403), rear yard (section 404), and court area (section 406) requirements at premises 1207 Clifton Street, N.W. **[The deck was previously constructed in 2002.]**

PRELIMINARY MATTER: Requests For Party Status

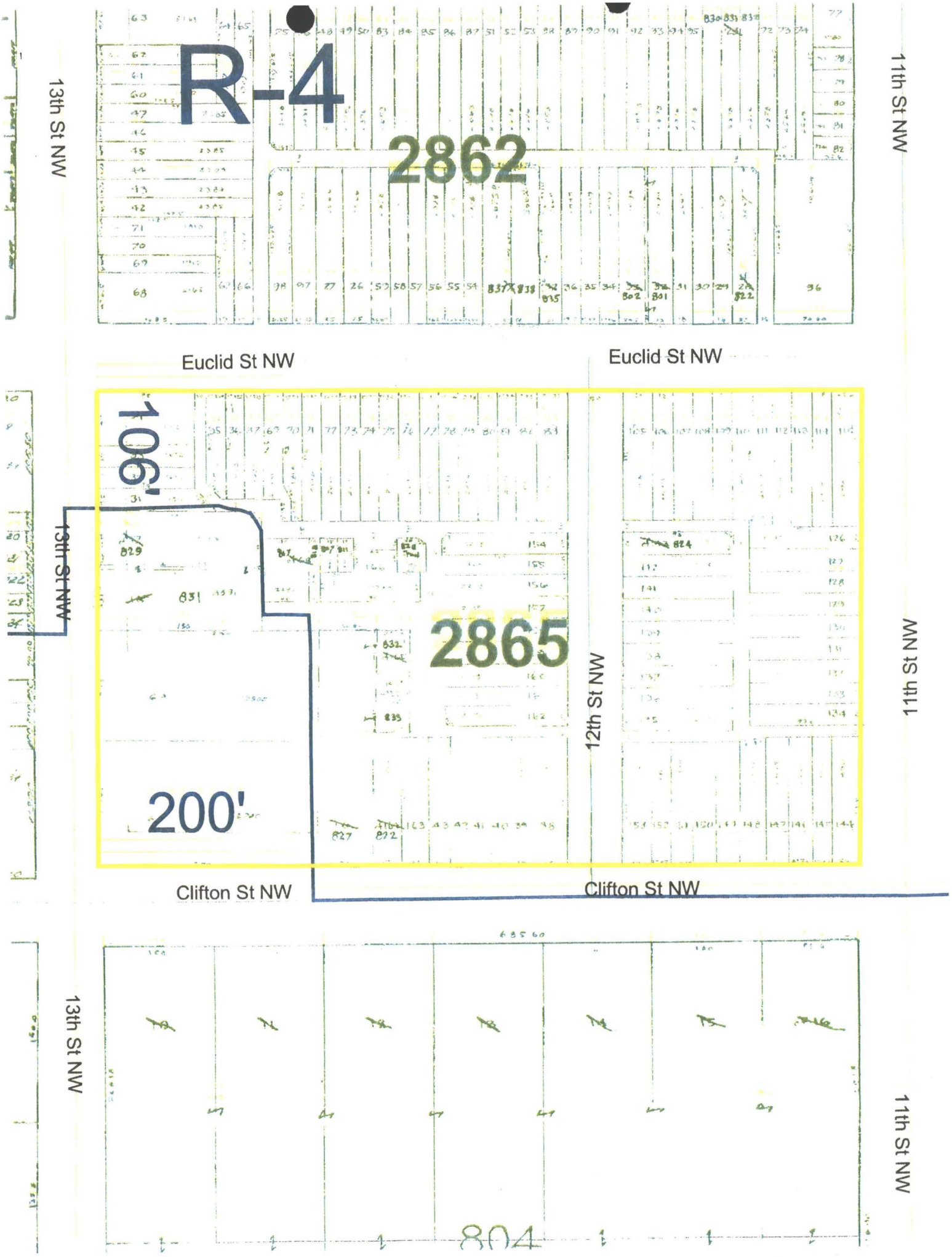
ZONING:	R-4 District
SQUARE & LOT:	Square 2865, Lot 41
OFFICE OF PLANNING:	**OP recommends APPROVAL of the application. Exhibit No. 28. The report was timely filed.**
ANC 1B:	**The ANC recommends APPROVAL of the application. Exhibit No. 25. The report was timely filed.**
REQUESTS FOR PARTY STATUS:	**Larry W. Ewers, Abutting Neighbor, Exhibit No. 27 The request was timely filed.**
	Robert Stofferson, Abutting Neighbor, Exhibit No. 23 The request was timely filed.
AFFIDAVIT OF POSTING:	**The property was posted and the Affidavit of Posting timely filed. Exhibit No. 29**

NOTES:

Referral from the Zoning Administrator, Exhibit No. 6.

The Applicant indicated that on May 30, 2002 he purchased the property. As part of the closing process, the former owner was required to make certain corrections, including construction of the rear deck. After a lengthy delay, the previous owner completed the deck. However, a construction permit was not obtained from DCRA.

BZA
Case No. 16987
Exhibit No. 31
Board of Zoning Adjustment
District of Columbia
CASE NO. 16987
EXHIBIT NO. 31


R-4
2862
13th St NW
11th St NW
Euclid St NW
Euclid St NW
106'
2865
12th St NW
200'
Clifton St NW
Clifton St NW
804