Application No. 16996 of Martin Block

RELIEF SOUGHT: Pursuant to 11 DCMR § 3104.1, for a special exception to allow an addition to an existing one-family dwelling under section 223 at premises 3348 Military Road, N.W.

PRELIMINARY MATTES:

- **The application is in located in Advisory Neighborhood Commission 3G. Board Member Renshaw should disclose that she is a member of the ANC.**
- **Motion from the Applicant to amend the application. The Applicant indicates that the project cannot meet the parking requirement of section 2101.1 of the Zoning Regulations. Exhibit No. 24. The dwelling is required to have one on-site parking space.**

ZONING:	R-1-B District
SQUARE & LOT:	Square 1991, Lot 35
OFFICE OF PLANNING:	**OP is of the opinion that the application could meet the standards for approval of the special exception subject to the resolution of the parking issue. Exhibit No. 25. The report was timely filed.**
ANC 3G:	**The ANC has voted <u>not</u> to support the application. Exhibit No. 21. The report was timely filed.**
REQUEST FOR PARTY STATUS:	**NONE**
AFFIDAVIT OF POSTING:	**The property was posted and the Affidavit of Posting timely filed. Exhibit No. 22.**

NOTES:

The Applicant indicates that the proposed addition would be built so that an art studio for photography could be established on the premises; additionally, the addition would provide more living space.

BZA
Case No. 16996
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 16996
EXHIBIT NO. 29

Self-Certified Application. Exhibit No. 7

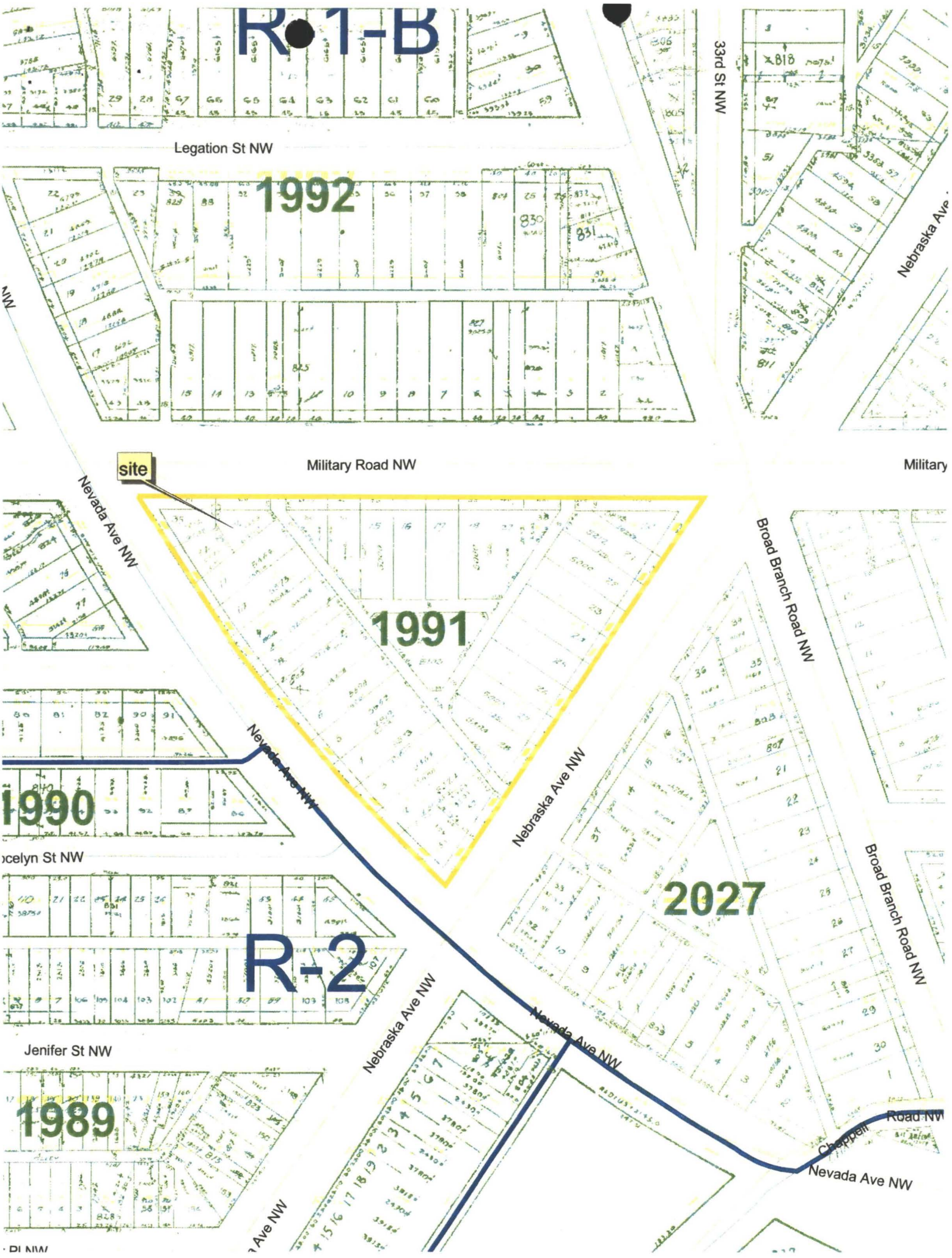
The Pre-Hearing Statements, Exhibits 23 and 24, were filed less than 14 days before the public hearing.

The application cannot meet the rear yard requirement based on the OP report. A 25-foot rear yard is required in the R-1-B District. The existing 4 foot 6 inch rear yard is non-conforming. The proposed rear yard would be 4 feet 9 inches. A variance of 21 feet 9 inches from the rear yard requirement is required. Documents contained in the file indicate that the application may not be able to meet the on-site parking requirement as well.

The Applicant indicates in his statement (Exhibit 23, page 3) that approximately two years ago he began to make efforts to remove and replace the existing garage and first floor enclosed porch on his property.

Letter of Support from ANC Commissioner Jerry Levine, 3G05. Exhibit No. 20.

The project architect is Matthew M. Ossolinski


R-1-B
Legation St NW
1992
33rd St NW
Nebraska Ave
NW
site
Military Road NW
Military
Nevada Ave NW
1991
Broad Branch Road NW
1990
Nebraska Ave NW
Broad Branch Road NW
ocelyn St NW
2027
R-2
Nebraska Ave NW
Nevada Ave NW
Jenifer St NW
1989
Chesapeake Road NW
Nevada Ave NW