HAMILTON SNOWBER
Architects

Submission to the Board of Zoning Adjustment

16 April 2003

Proposal: Deck at rear of house at First Floor

Owner: Jim Millward and Madhulika Sikka
2767 Woodley Place, NW
Washington, DC 20008

Agent: Hamilton Snowber Architects
2741 Woodley Place, NW
Washington, DC 20008
202-332-5416

Attached:
1. Application
   A. Self –certification form
   B. Plat, Plans and Elevations (11" x 17")
   C. Statement regarding use (below)
   D. Hardship statement
   E. Photographs Name of leaseholders: Not applicable
   F. Mailing labels
   G. Names of lease holders: Not applicable
   H. Certificate of Occupancy: Not applicable
   I. Letter of Support from Neighbors

D.C. ZONING
2003 APR -8 AM 11:26

C. Intended use of building or part of building:
This is a single family semi-detached residence. The proposed Application for Variance concerns the addition of a deck at the rear of the First Floor of the existing house.

D. Statement Regarding Zoning Tests

1. The existing zoning for the property is R-4, which requires a minimum lot area of 1800 square feet and a minimum rear yard of 20 feet.

2. The existing lot area is 1460 square feet. The rear yard, which is angled, measures 12.5 feet at its deepest point and 9.58 feet at its shallowest point.

3. The house exists as a non-conforming structure.

4. The house has an alley to the north side and a series of row houses to the south.

5. The application proposes a deck of which varies in depth from 2'-2" to 12'-0", and averages approximately 8'-0". The proposed deck would be cantilevered so that structural posts would be 3 feet minimum from the rear property line adjacent to the Public Alley. The proposed deck would be curved toward the 90 degree corner in the Public Alley to allow comfortable clearance at that corner for traffic.

6. The proposed deck is consistent in size with other decks on adjacent properties Many houses to the south along Woodley Place, NW have decks at the rear of the First Floor, as shown on the enclosed site plan. These include 2763, 2759 and 2757 Woodley Place.

Case No. 17031
Exhibit No. 8
BZA 17031

Board of Zoning Adjustment
District of Columbia
CASE NO. 17031
EXHIBIT NO. 8

1. Submission to the Board of Zoning Adjustment

Millward Sikka Deck
2767 Woodley Place, NW
Washington, DC 20008

We are proposing to build a deck at the rear of our house that will require a variance. We have shown our plans to the neighbors listed below. Their signatures indicate their support for our proposal.

Name	Address	Signature	Date
Elizabeth A Tribble	2769 Woodley Pl NW		4/12/03
Carl L. Spataro, Jr.	2769 Woodley Place NW		4/12/03
Peter C. Chohanis	2771 Woodley Pl.		4/12/03
Cynthia Shaughnessy	2765 Woodley Pl NW		4/13/03
Molly Short	2763 Woodley Pl. NW		4/13
Gregory J. DeNinno	2773 Woodley Pl NW		4/12/03

7. The project has the support of the surrounding neighbors, including the owner of 2765 Woodley Place, NW, Ms. Cynthia Shaughnessy, the house most directly affected by the deck. See attached letter of support with signatures.

8. Regarding the specific tests for zoning:

    1. Physical Characteristics: the original lot is smaller than the required lots for this zone, and is smaller than others in the neighborhood. The same large row house was put on the property, however, so that the current lot occupancy is 73%. The current rear yard averages about 11'-6", well under the required rear yard of 20'. A rear deck is a common amenity in this neighborhood. However, due to the unusual size and shape, there is no way for the Owner to build a deck under the current zoning.

    2. Public Good: The proposed deck is not large, and will not negatively impact the public. We have curved the face of the deck and reduced the projection on the north side so that it will not impede traffic in the alley. It is north of the only house to which it is attached, so it will not impact light for this neighbor (and this neighbor has signed a letter of support for the variance). The deck will be attractively designed and built, so that it will be a positive addition to the neighborhood.

    3. General Intent and Purpose: The area is a residential zone with rear decks on many houses. The proposal is consistent with and complements the existing zoning and character of the neighborhood.