Frederick Taylor, AIA
1433 Otis Street NE
Washington, DC 20017
(202) 635-8087

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2003 MAY 21 PM 2:54

May 21, 2003

Richard Nero
DC Office of Zoning
441 4th Street NW
Washington, DC 20001

Dear Mr. Nero:

Thank-you so very much for your help in getting this application properly filled out and filed.

Attached are the two forms (#120 and #135) which needed to be amended as filing for Special Exception. Also attached is what I hope will be an adequate response to the Section 223 criteria for the purpose of this application. I will assume that the hearing will allow us to answer questions and offer further explanations of the design as may be required for the Board to render an informed decision.

Please let me know if there is anything else I need to do.

Very truly yours,

Frederick Taylor, AIA

BZA
Case No. 17042
Exhibit No. 14

Board of Zoning Adjustment
District of Columbia
CASE NO. 17042
EXHIBIT NO. 14

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ZONING VARIANCE APPLICATION (FORM 120)

Carol Miller (owner)
518 9th Street SE
Washington, DC 20003

Response to Section 223 criteria:

223.1

The owner seeks a special exception from DCMR 11-403.2 (lot occupancy requirements) and 11-405-8 (side yard requirements) per this provision

223.2

a) The subject property is immediately adjacent to only one other property, with which it shares a side lot line immediately to the north. The proposed addition lies well within the setback requirements for a rear yard of 20' and considerably below the allowable height of 40' or three stories. Thus, the proposed addition does not reduce the available light or air to this property any beyond that which is envisioned in the Zoning Code.

b) The privacy of use and enjoyment of neighboring properties will not be affected by the proposed addition. The addition will be windowless as a matter of building code requirements on the north side where it abuts the side lot line; therefore the privacy of that property will be effectively increased. The property to the south lies across a public alley, so the minimal amount of fenestration on the south facade will not have any noticeable impact on the level of privacy.

c) The proposed addition while slightly taller than the original one story structure remains well to the rear and is only visible as one passes the alley along 9th Street. The addition is in keeping with the scale and detailing of the original historic structure and maintains the general character of the structure while remaining distinctly identifiable as an addition. Historic Preservation Review Board has approved the proposed design in concept.

d) Drawings are included in the package.

223.3

The proposed structure would occupy less than 60% of the lot.

223.4

[Additional requirements per board decision]

223.5

The existing use as a single-family (semi-detached) dwelling will remain. The site is in the R-4 zone which permits this use as a matter or right.

Form 120 – Exhibit 1
(Revised 04/29/02)

Case No. 17042

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR - Zoning Regulations an application is hereby made, the details of which are as follows:

518 9th St. SE	949	48	R-4	~~Area Variance~~	~~403.2~~
518 9th St. SE	949	48	R-4	~~Area Variance~~	~~405.8~~
				SPECIAL	223
				EXCEPTION	RSN

SEMI-DETACHED DWELLING (SINGLE FAMILY)

SEMI-DETACHED DWELLING (SINGLE FAMILY)

CAROL MILLER (202) 546-3328

518 9th St. SE, WASHINGTON, DC 20003

Owner Carol Miller, 518 9th St. SE, seeks relief from Zoning Code section 403.2 (percentage of lot occupancy) and 405.8 (side yard requirements) in order to construct a two story addition to an existing single family dwelling at 518 9th Street SE, Washington, DC 20003

$150,000

6B

May 10, 2003

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Frederick Taylor, AIA

1433 Otis St. NE, Washington DC 20017

(202)635-8057

DC 5064

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Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE (Deficiency)
Lot Area (sq. ft.)	2078.53	3000	—	2078.53	—
Lot Width (ft. to the tenth)	20.6	30	—	20.6	—
Lot Occupancy (building area/lot area)	(1018 SF) 48.97 %	—	40 %	(1166.4 SF) 56.11 %	(327 SF) 16.11 %
Floor Area Ratio (FAR) (floor area/lot area)	N.A				
Parking Spaces (number)	0				
Loading Berths (number and size in ft.)	0				
Front Yard (ft. to the tenth)	0				
Rear Yard (ft. to the tenth)	36.6'	20.0'	—	21.475'	—
Side Yard (ft. to the tenth)	4.605'	5.0'	—	4.605'	.4' (5")
Court, Open (width by depth in ft.)	N.A.				
Court, Closed (width by depth in ft.)	N.A.				
Height (ft. to the tenth)	1 STO./ 20.5'	—	3 STO./ 40.0'	2 STO. 28.5'	—

May-21-03 12:09P Daniel May P.03

Form 135 - Side 1
(Revised 03/15/02)

Case No. 17042

ZONING SELF-CERTIFICATION FORM

518 9th St. SE	949	48	R-4	6B

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐	☐	☒
Title 11 Section(s)			223

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that: RSC

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature: Carol Miller	Owner's Name (Please Print): CAROL MILLER
Agent's Signature:	Agent's Name (Please Print): FREDERICK B. TAYLOR, AIA
5/10/03	or DC 5064

OFFICE OF ZONING DETERMINATION

(To be completed by the Office of Zoning)

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____

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Date: _____ Time: _____

Ellen B. Sarver, AIA, Director
District of Columbia Office of Zoning

Side 2

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May-21-03 12:11P Daniel May P.06