9 Dec 2003

To District of Columbia Office of Zoning
Attn: Beverley Bailey

Subject: BZA Case No 17084 heard 9 Dec 2003

Please note an adjustment my application. I would like to apply for a special variance instead of the rear yard variance.

Attached are 3 documents which address the concerns of the BZA. Figure 1 depicts a bird's eye view of the proposed deck and walls on top of the car port. The dimensions of floor space are consistent with the engineering drawings and total 341.25 square feet. I originally estimated 400 square feet in my application. Thus, these dimension will meet the 70% limitation where as with the 400 sq feet, the property would have been at 70.1%. These fences will be on top of the deck floor which is depicted in Figure 2. The deck floor will be the 341.25 square feet. This figure is not drawn to scale but offers the general idea. Figure 3 is the view from the back alley. There is a parked car behind the roll up gate which is 9' high. There is lattice work on top of the roll up gate which is 4 feet high. The fence of the deck would sit inside the lattice work and roll up gate and inside the brick walls I share with my neighbors.

Speaking of neighbors, I have attached the email I sent to the ANC members from whom I am requesting a copy of the letter of support from my two neighbors. I neglected to keep a copy. I provided them copies and the Office of Zoning as an addition to my original request but can't remember who I talked to who said they would update the file. I have dealt with a lot of people. My hope is that they fax or email Beverley tomorrow since I included her on the email. Email attached →

I'd like to add that the carport will be weather resistant and not completely cut off from the elements. When I spoke to contractors, they mentioned a few details about building the deck such as stepping down a step from the level of the door to encourage water to run away from the house. They also mentioned options such as a lining under the deck floor which prevents water from dripping onto the car underneath. It would not be enclosed or sealed like a garage built inside of a home.

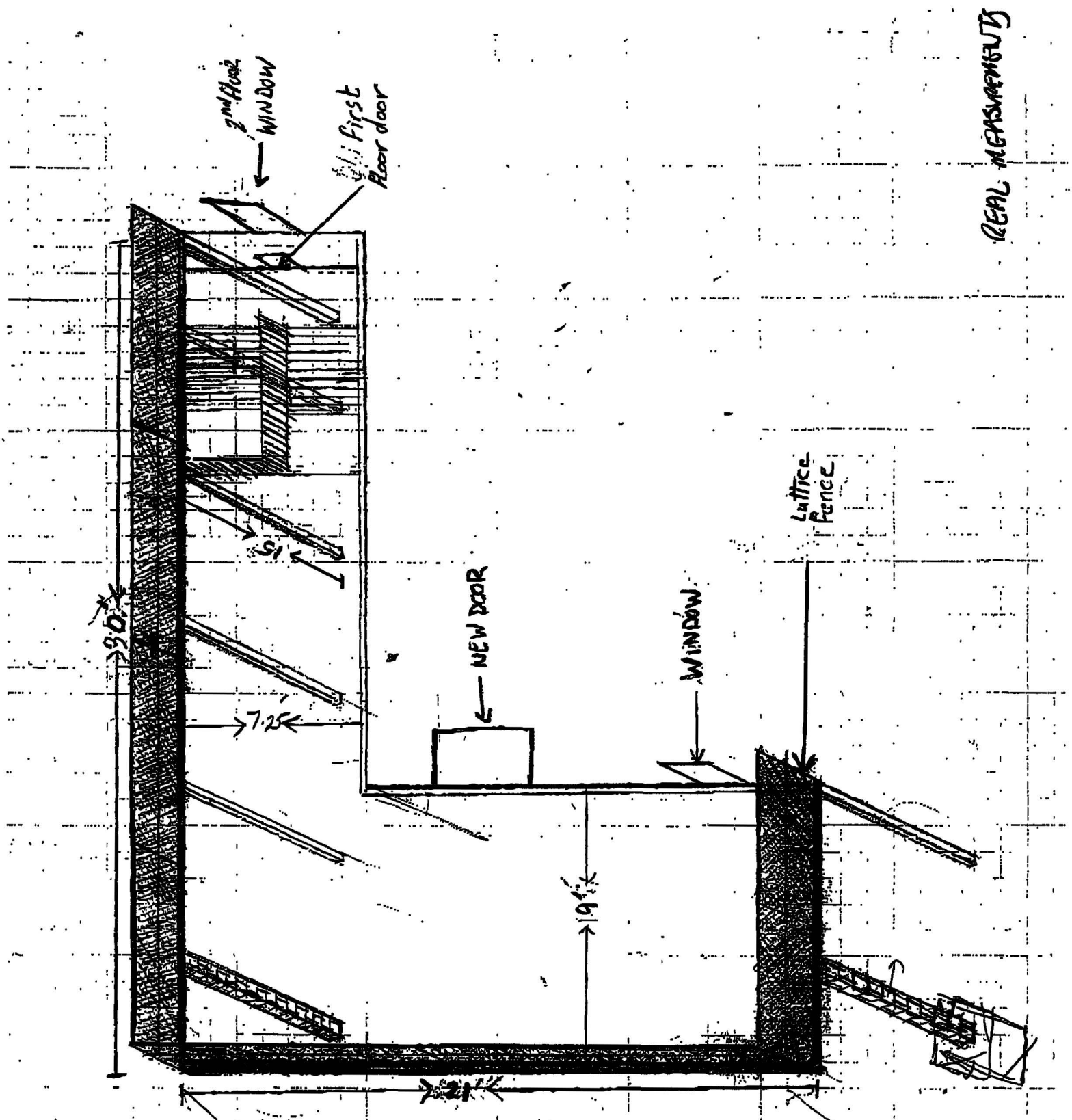
Am I supposed to appear on the 16th back at the BZA? Please let me know, and if you need to reach me I'm at 703.606.8462 (mob) or 202.283.9295 (w).

Christina M. Hanchley

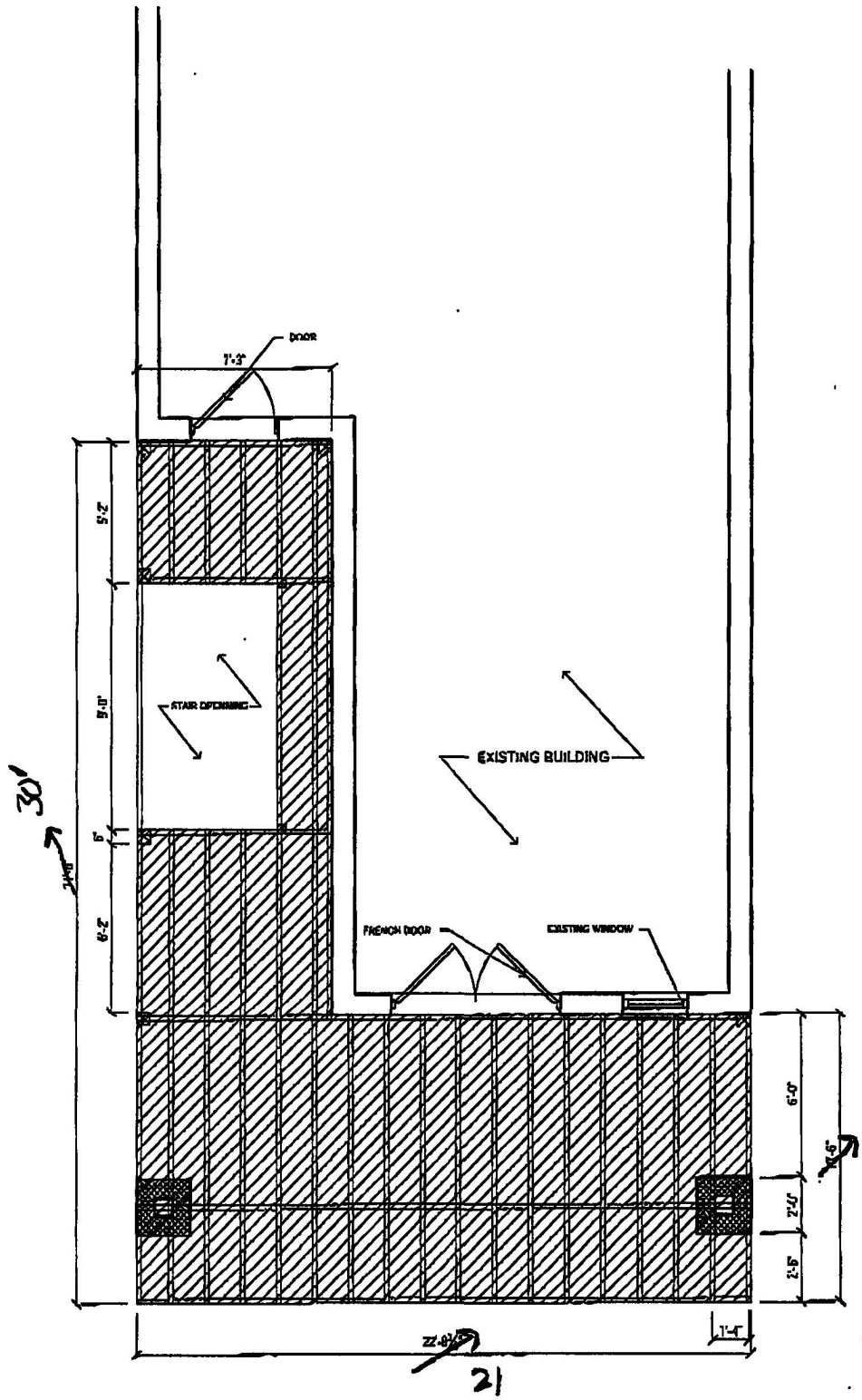
BZA
Case No. 17084
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17084
EXHIBIT NO. 27

REAL MEASUREMENTS

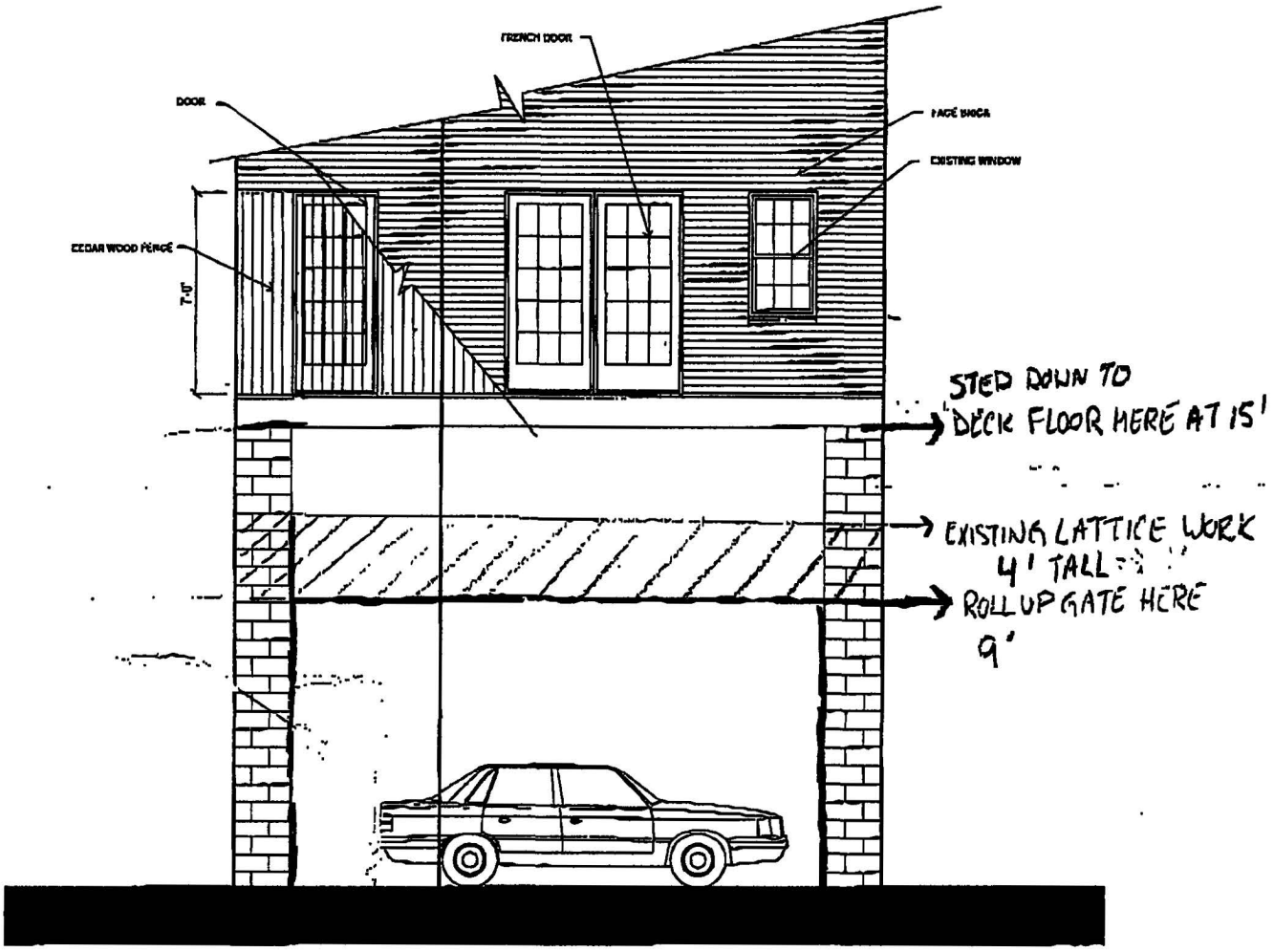


21 × 9 = 189
7.25 × 21 = 152.25
341.25 sq ft



WILL BE ADJUSTED TO 9' FLOOR SPACE

These dimensions were ~~bldl~~ floor spaced the ground floor



VIEW FROM BACK ALLEY

MSN Hotmail - New Message

MSN Home | My MSN | Hotmail | Shopping | Money | People & Chat [redacted] Web Search: Go

MSN Hotmail [redacted] Today | Mail | Calendar | Contacts

handley_tina@hotmail.com

Send | Save Draft | Attach | ! | Tools | Cancel

To: CSILVERMAN@shb.com, hmk-dc@att.net

Cc: beverley.bailey@dc.gov, tina.handley@irs.gov

Bcc:

Subject: ANC case on 1418 Q St NW

Carrie and Helen

Hope you are well.

Yesterday I went before the BZA for my case to build a rear entrance, carport and deck. I had come before the ANC and you voted to support this request. I gave the ANC the letter from my neighbors saying they supported it and neglected to keep a copy. I can't remember which of you I spoke with who said they would include it when they sent the DC goverment the ANC letter. OR it may have been Arthur Jackson, but then I think he would have mentioned it when he was there during the hearing this morning. Did you by chance keep a copy. I have to fax it tomorrow to Beverley Bailey at 202.727.6072. If you have a copy, can you fax it to me at 202.283.9333 or directly to her?

I'm sorry for the emergency. Thank you for all your help.

Christina Handley

Favorite Con

'Debra Berma
'James. Shoe
'Karim Abouk
Adriana Cuev
Ahmad Shake
Alain ?
alison burket
alison petroc
Alison Sander
Ana tbd
Angela Andre
ann tindale
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Ayman Tarab
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BZA,

I have a call into Mr Steve Calcott in the Historic Preservation Office. Either he or Helen at the ANC has the letter.

Christina Handley