To: DC Board of Zoning Adjustment
From: Jeffrey Kwaterski, 1366 Quincy St., NW
RE: detailed responses for application

ZONING
2011 JAN 4 P 4:04

4.C. Statement of Existing and Intended Uses of the Building

The property, 1366 Quincy St., NW, is a single-family row house occupied by the owner. The rear of the property is currently composed of a short asphalt driveway leading away from the structure on a downward slope into the alley. The owner proposes to excavate the existing driveway to bring it level, and then to construct a single-car garage that would occupy the majority of the rear of property. The proposed dimensions of the garage are 22' x 17'. The garage would be constructed of cement block with a finished / painted exterior. A wood deck is proposed to be built on top of the garage, allowing for a walkout onto the deck from the main floor of the home (currently the walkout goes on to a very small wooden deck elevated by posts).

4.D. Statement Explaining how Proposal Meets Specific Tests

1. The physical characteristics of the property

A.) The rear lot of 1366 Quincy St. NW is a very shallow lot, approximately 24' from the rear of the house to the alley. It is considerably shorter than all other lots of the 1300 block of Quincy St. as the alley angles in such a way as to reduce our rear space to about half the space of those further down the block. Currently the entire rear lot is composed of an asphalt driveway on a severe downward slope. The existing slope makes even parking difficult. There is no space or conditions for secure, outdoor recreation, especially for small children. There is a stream of prostitutes, drug dealers/users and gang members that regularly pass through the alley creating a safety threat to my wife and young child, as well as myself when entering or exiting our vehicle. The current open condition of our small driveway has allowed prostitutes on several occasions to perform sex acts in our driveway, a man was beaten to near death at our back door and people regularly use the area for their personal toilet.

B.) A financial hardship has been created by the existing condition in two ways. First, due to a lack of a secure entrance, our car has been broken into twice, resulting in over $500 damage to the car. Second, due to the severe slope of the driveway, the parking brake on our car began to fail placing increased tension on the vehicle's transmission. The transmission was damaged resulting in an estimated bill of over $800 to repair both the parking brake and the transmission.

2. Public Good

Granting the application will not be of a substantial detriment to the public good. On the contrary, we feel that the addition of the garage and deck will further improve the safety and aesthetic conditions of our alley, benefiting all of our neighbors. We have consulted with our two immediate neighbors on either side the proposed garage. Both parties have reviewed the plan and support the project (please see the attached letter of support with their signatures). We also presented our plan to Merrit Drucker, the Ward 4 Neighborhood Services Coordinator. He has visited the site and supports the proposal (please see his attached letter of support).

3. Consistent with general intent and purpose of Zoning Regulations

We feel that the addition of the garage will be in keeping with the general intent and purpose of the zoning regulations. The photos that we included in our application show that the adjoining property to the immediate West of our lot has a similar garage/deck structure already in place (please see attached photo sheet). The majority of properties in the alley from the 1300 block of Quincy St. have garages in place. Thus, we feel that our proposal is in keeping with the general style of the neighboring properties and in keeping with the intent and purpose of the zoning regulations.

BZA
Case No. 17087
Exhibit No. 3
Board of Zoning Adjustment
District of Columbia
CASE NO. 17087
EXHIBIT NO. 3