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

Case No. 17090

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:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought: Area Variance - Use Variance - Special Exception	Section No(s).
2116 O Street, NW	69	146	DC OD/RSB	variances	2001.3(a)(b), (c 2300.2(b)

Present use(s) of Property:	apartment
Proposed use(s) of Property:	apartment
Owner of Property:	Lee C. Bauer
Telephone No:	202-861-8814
Address of Owner:	2116 O Street, NW, Washington, DC 20037

Written paragraph specifically stating the "who, what and where of the proposed action(s)". (This will serve as the Public Hearing Notice.): Applying for variances to build a garage with deck.

Estimated construction cost:	$ 25,000	Advisory Neighborhood Commission Single Member District(s):	ANC 2B
Date:	17 Sep 03	Signature:	Applicant* Lee C. Bauer

* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

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

Name:	Lee C. Bauer
Address:	2116 O Street, NW, Washington, DC 20037
Phone No:	202-861-8814
Fax No:	
E-Mail:	lee_bauer@yahoo.com

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17090
EXHIBIT NO. 1

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 3, 2003

Plat for Building Permit of SQUARE 69 LOT 146

Scale: 1 inch = 20 feet Recorded in Book 18 Page 24

Receipt No. 05612

Furnished to: LEE BAVER

Surveyor, D.C.

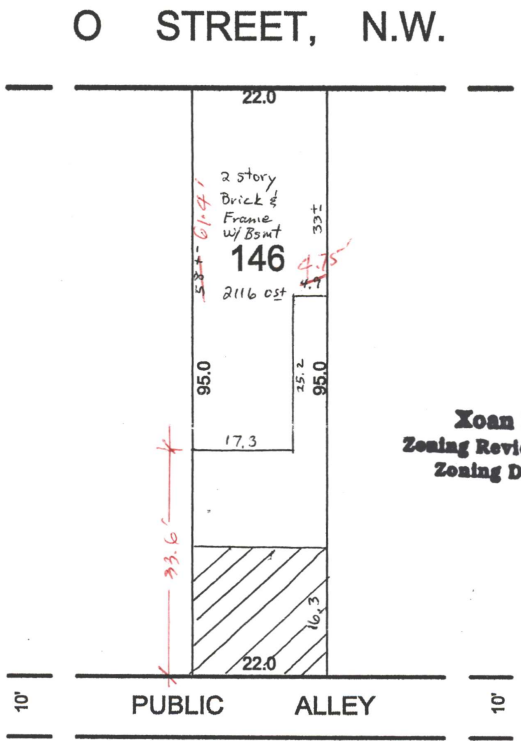
By: L.M.A.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 8 July 03

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



Xoan Mac
Zoning Review Branch
Zoning Division

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D.C. OFFICE OF ZONING
2003 SEP 17 PM 4:47

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SO 05612(2003)

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4. C. As shown in Photo 1, the space in question is currently used for parking. The proposed deck will cover the parking spaces providing cover for the cars and improving the appearance of the property. By covering the current parking spaces, the proposed deck will increase the amount of 'green space' on the property and enhance the entire neighborhood.

Photo 2 shows the neighboring property at 2114 O Street, NW where a similar structure to the proposed one covers two parking spaces and provides a usable deck on top of the parking.

Photos 3 and 4 show different views of the neighbors' deck and parking area. These pictures illustrate how the proposed deck will not change the current use of the space and improve the property. Also, these photos, along with Photo 2, document the precedence set by the structure at 2114 O Street, NW.

4. D. 1. a. Because the parking spaces are adjacent to the alley and location of the existing apartment building, it is impossible to set the proposed structure back from the alley.

4. D. 1. b. Moving the proposed location of the deck would be extremely expensive if not physically impossible and would greatly detract from the appearance of the property.

4. D. 2. The space in question will continue to be used for parking. The proposed deck will not only not be detrimental to the public good, it will improve the appearance of the space, contain the noise of the cars as they are started and as doors are closed, will not add to traffic and not affect the light in the area.

4. D. 3. The area in question is currently used for parking. The use will not change, but with the approval of the proposed deck, the appearance will improve, the neighborhood will be more quiet and the 'green space' in the area will increase.

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Exhibit No. 3