ADDENDUM

A. Written paragraph specifically stating the "who, what, and where of the proposed action(s). This will serve as the Public Hearing Notice: Beech Center Incorporated the Owners of two vacant lots 70 and 71 in Square 5664 also known as 3139 and 3143 Westover Drive, SE, in cooperation with the contract owner Deeohn Ferris who is acting as its agent is seeking an area variance for the two lots in question. The lots both 4,255 sq. ft. fail to meet the R-1-B Zone for minimum lot size of 5,000 sq. ft. for a single-family dwelling.

B. Approval of this application will permit the develop of two single-family dwellings at this location. In order to construct two single-family houses at this location approximately 150 dump trucks of material will be removed from the hillside and hauled away to create the housing pads. Retaining walls will be constructed to protect the integrity of the site to prevent soil erosion and other problems with storm water management.

C. This is a classic zoning variance case. The law was written to provide relief in such cases where the topography makes it extremely difficult if not impossible to comply with the letter and spirit of the Zoning District. The two lots are pie shaped and exist today as part of a hillside. There is sufficient frontage to comply with the Zone. The hill prevents the lots from conforming to the area requirements of the Zone. The lots at 4,255 sq. ft. comply with all other criteria of the Zone including rear yard and side yard requirements. The type of construction discussed is nothing new for the area. There are many dwellings built into and on hills in the neighborhood. The relief we seek will permit the construction of two luxury homes that will be a credit to the neighborhood and will add to the District's tax base.

D.C. ZONING
DEC 16 PM 3:14

Case No. 17123
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 17123
EXHIBIT NO. 8