Meghan Walsh, A. I. A.
Art. Design. Architecture.



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2006 SEP 27 P 3:53

September 27, 2006

BY HAND DELIVERY

Mr. Geoffrey Griffis, Chairman
D.C. Board of Zoning Adjustment
441 Fourth Street, NW
Suite 120 South
Washington, DC 20001

Re: Request for Approval of Modification of Plans; Request for Waiver of 6 Month Requirement for Filing of Modifications
BZA Application number 17125 of Application of Krister and Carol Holladay, 507 Independence, Ave, SE Washington, DC

Dear Chairman Griffis and Esteemed Zoning Board Members.

I am writing on behalf of my client, Krister and Carol Holladay, whose BZA application No. 17125 was approved by order of the Board of Zoning Adjustment on October 19, 2004. This letter is to request approval of a modification of approved plans pursuant to Section 3129 of the Zoning Regulations. My client is also seeking a waiver of zoning regulation 3129.3 of the 6 month period for requesting modifications to plans.

During the first 6 months after receiving the order of the Board of Zoning Adjustment we worked with the Holladays on the kitchen layout and considered finishes and fixtures, but had no plans for anything that would require a modification. Approximately 9 months after the Zoning Board's order, Krister Holladay's mother moved in to their home, for health reasons. The Holladays spent considerable time helping her to make this adjustment and did not have time to pursue their project for several months in 2005. Then, in 2006, Carol Holladay, was hospitalized herself, causing further delays in the process. When the couple returned to the work on the project, they wanted to reconsider the original design, to better accommodate Krister's mother's presence and to relieve some conditions that might be caused in their originally approved plans. For this reason, the Holladays were unable to meet the deadline of 6 months for modifications.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17125
EXHIBIT NO. 32

133 Randolph Place, NW • Washington, DC 20001 • t(202) 667-3012 • f(202) 667-2014
www.mw-architecture.com

We are requesting modification to make minor changes to the floor plans to achieve the goal of accommodating another adult in the household, by enlarging and making bathrooms more accessible. We are also attempting to eliminate some architectural concerns about maintenance and safety in their original approved plans as stated below.

The approval was originally for an area variance. We are not changing the footprint of the building in this modification and the new changes will not affect the light and air of the neighboring properties.

We propose the following minor changes to the floor plans as per Zoning Regulation 3129.7:

1) Basement: a proposed crawl space has become a storage area, and now is proposed to be the same height as the existing main basement.

2) First Floor: the kitchen layout has been changed to accommodate a half bath.

3) Second Floor: the bathrooms and back bedroom are expanded out to meet the property line, filing in the leftover 2nd floor space.

    a. The Holladay's neighbor's party wall is already 2 stories, and has no windows or other openings that will be affected. The addition will not come past this party wall to the rear, and in no way will affect the light and air of the neighbors on either side. This is illustrated in the existing photos. The Zoning Board's order states the following: *"The planned addition will not adversely affect the availability of light or air to neighboring properties. The enlargement, which is relatively small, will be located at the rear where there is no alley access, and will extend to a party wall where there are no windows. Since there are no windows on the neighboring property that face the addition, the addition will not compromise the privacy of use and the enjoyment of neighboring properties."*
    b. This modification will eliminate a non-conforming court condition of the 2nd floor, and it will eliminate a condition of difficult access for cleaning & maintenance, for drainage, and for security and fire safety reasons.

4) Third Floor: no proposed change

We are submitting a revised set of plans with each floor drawn with the approved version to the left and the requested modifications to the right to clearly illustrate these changes. We have also enclosed a separate set of each the original approved and the proposed modified plans as we realize this may be a necessary component of our application for modifications.

We have delivered this letter, and the same enclosed documents to ANC 6B as well as to the Office of Planning, by hand today. We have also sent a check in the amount of $100, payable to the DC Treasurer.

It is respectfully submitted that the modifications described herein are minor modifications and do not change the material facts the BZA relied upon in approving the Application. Furthermore, no change in the percentage of lot occupancy, as approved by the Board, has occurred due to the modifications and no new zoning relief is necessary as a result of these modifications.

We appreciate your time, effort and consideration of our proposed modification.

Yours Sincerely,

Meghan Walsh

Enclosures: Original Approved and Revised Drawings plus existing photos and a comparison sheet for Board to review changes to floor plans more easily

Cc: Chairperson, Advisory Neighborhood Commission (6B)
Commissioner 6B02, Advisory Neighborhood Commission 6B
City Councilmember, Ward Six
Toye Bello, Office of Zoning Administrator
Deputy Director, Office of Planning
Alan Bergstein, Esq., Office of the Attorney General

Form 150
(Revised 04/29/02)

Case No. 17125

MOTION

Notice: Click Here for Motion Form Instructions

Applicant, Appellant, Appellee, Party, Intervener*	Applicant, Appellant, Appellee, Party, Intervener*
Krister and Carol Holladay	N/A

Motion of:*
(state what you want the Board to do)

To amend the order of BZA application 17125, approved Oct. 19, 2004, from an allowance for a one(1)-story addition to allow two(2)-story addition in the existing non-conforming court.

Points and Authorities:*
(state the each and every reason why the Board should grant your motion, including relevant references to the Zoning Regulations or Map)

The change will in no way affect the light and air for the neighboring properties because the party wall of the neighbor is already 2 stories and has no openings. It will eliminate a non-conforming condition, and will eliminate a condition of difficult access for cleaning & maintenance, for drainage, security and fire reasons.

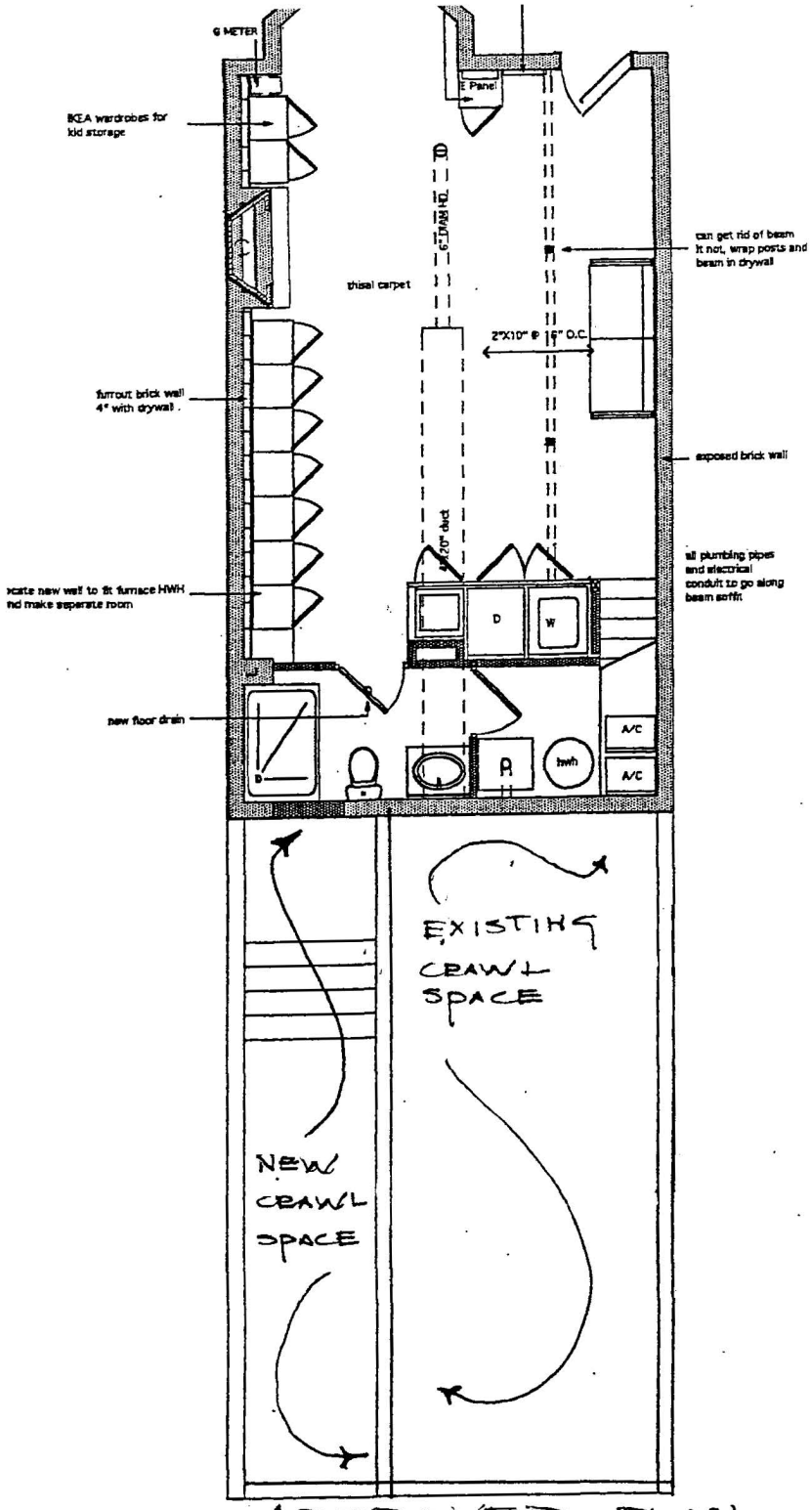
I hereby certify that on this* 28th day of* September I served a copy of the forgoing Motion on each entity that has requested party status; or entities that have be granted party status – on the above referenced BZA case via*

☐	First-class Mail	☑	Hand Delivery	☐	Other*				

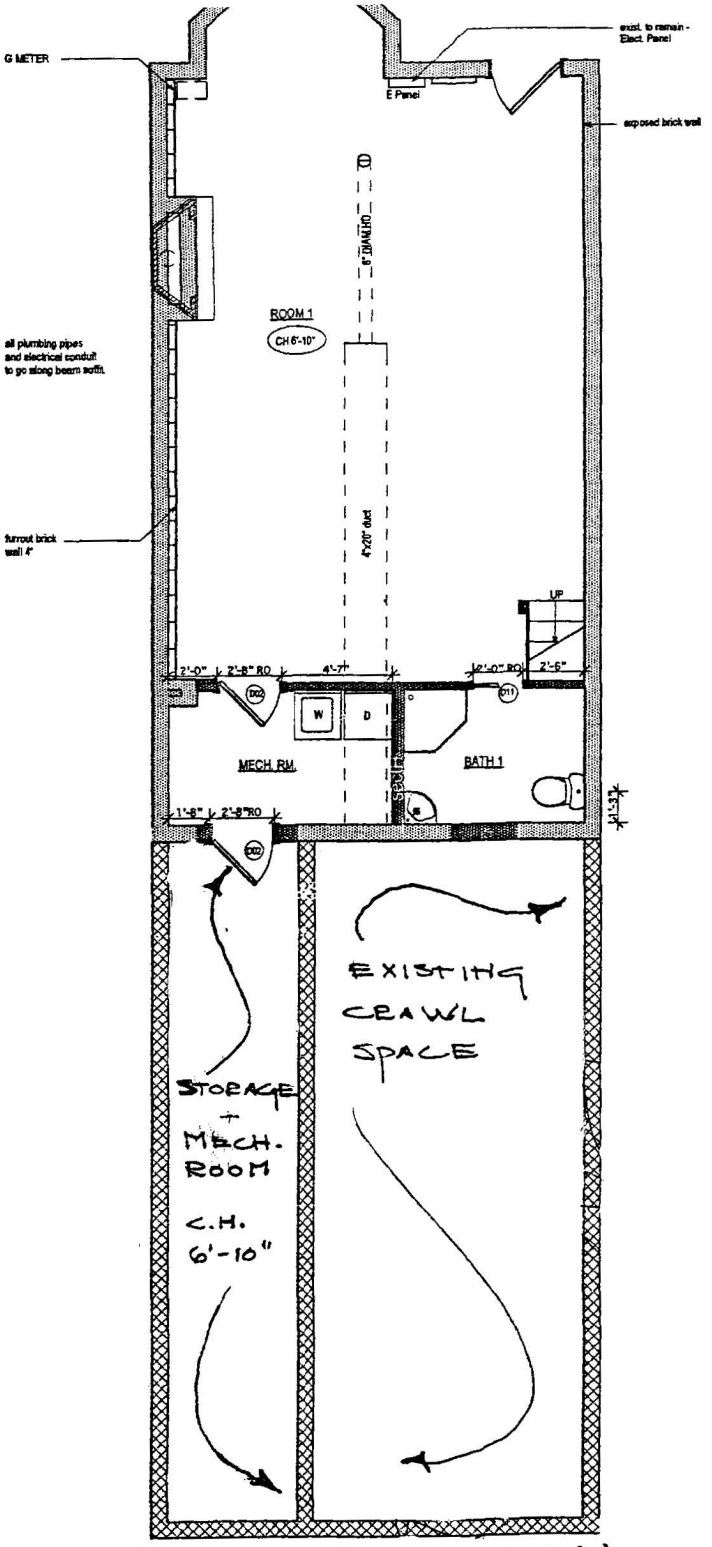
Signature:							
Print Name:*	Meghan Walsh	Firm/Organization:*	Meghan Walsh Architecture				
Address:*	133 Randolph Place, NW	City:*	Washington	State:*	DC	Zip:*	20001

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

Name:*	Meghan Walsh						
Address:*	133 Randolph Place, NW	City:*	Washington	State:*	DC	Zip:*	20001
Phone No.:*	(202)667-3012	Fax No.:	(202)667-2014	E-Mail:	meghan@mw-architecture.com		

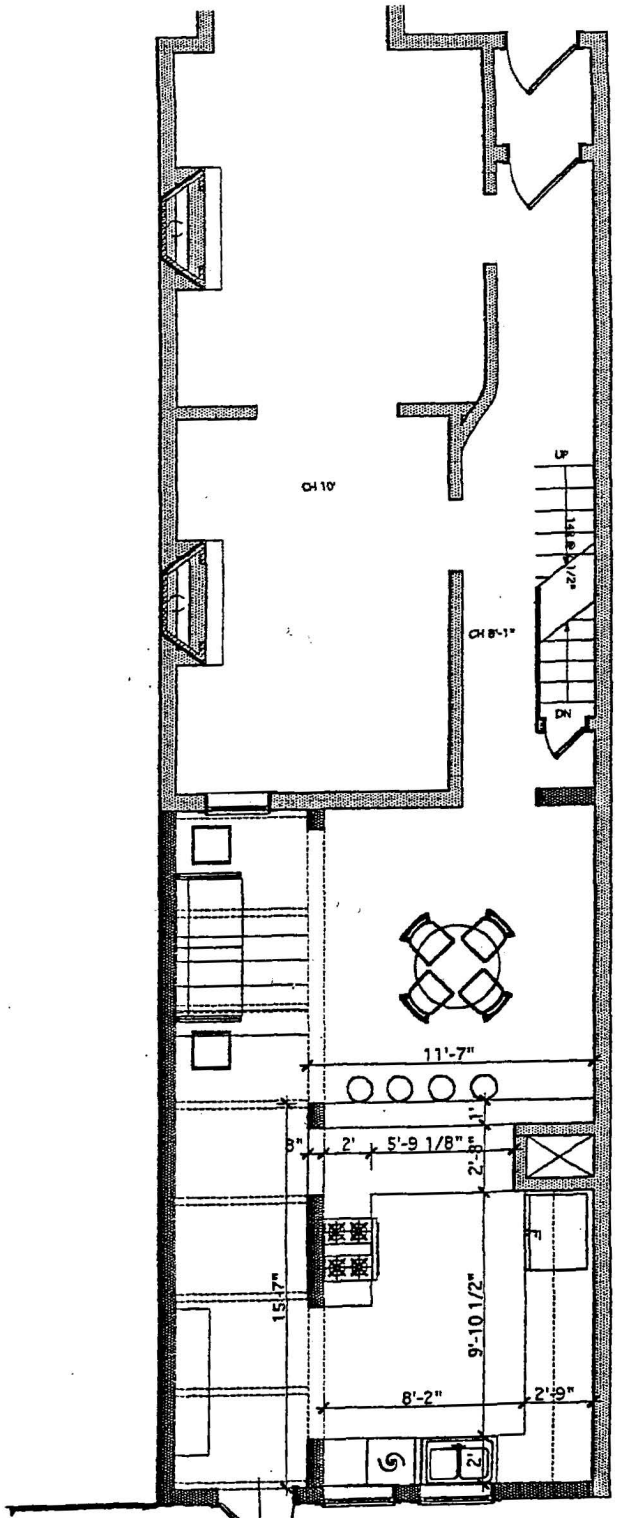


APPROVED PLAN

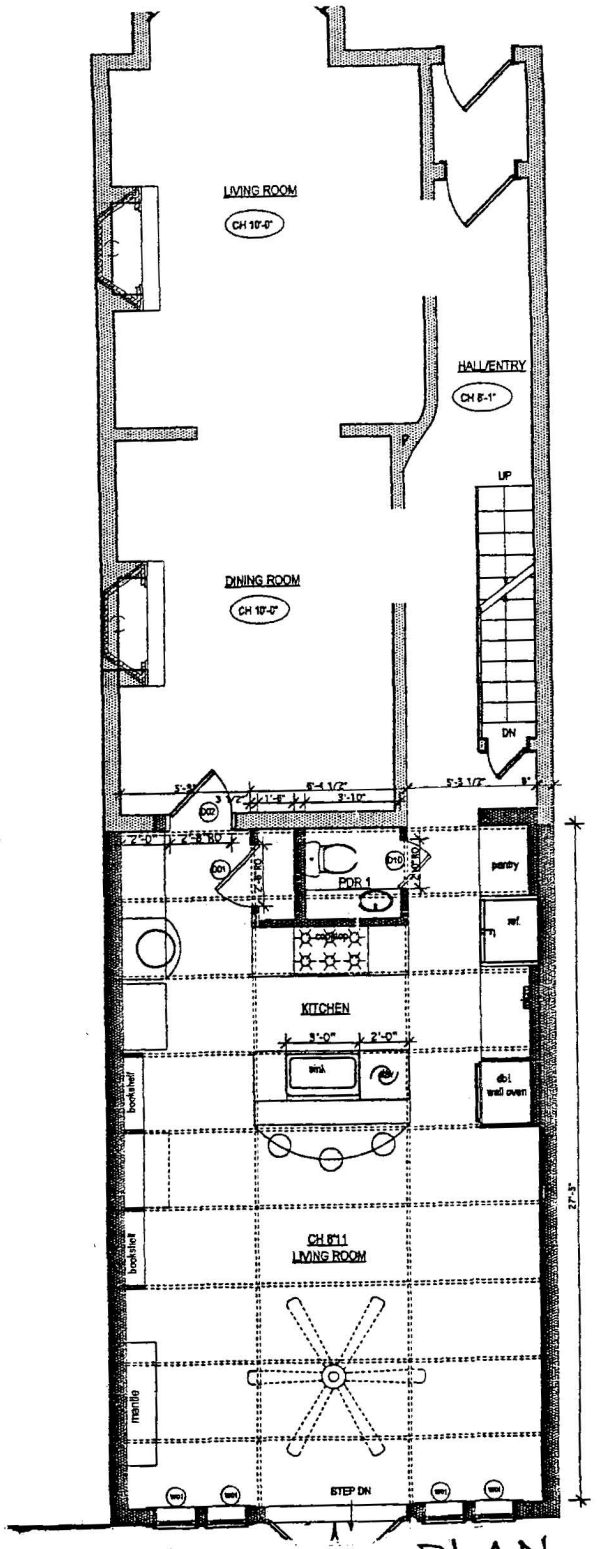


MODIFIED PLAN

BASEMENT

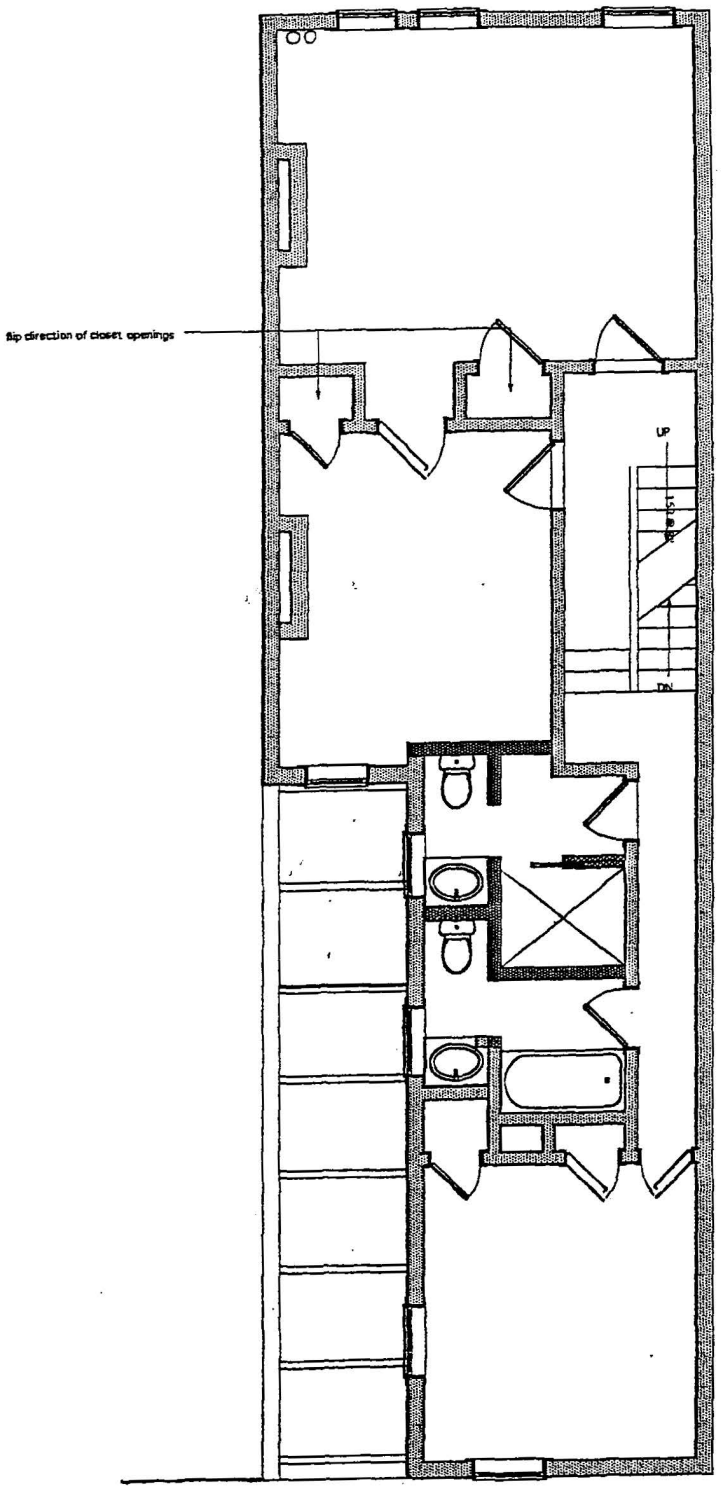


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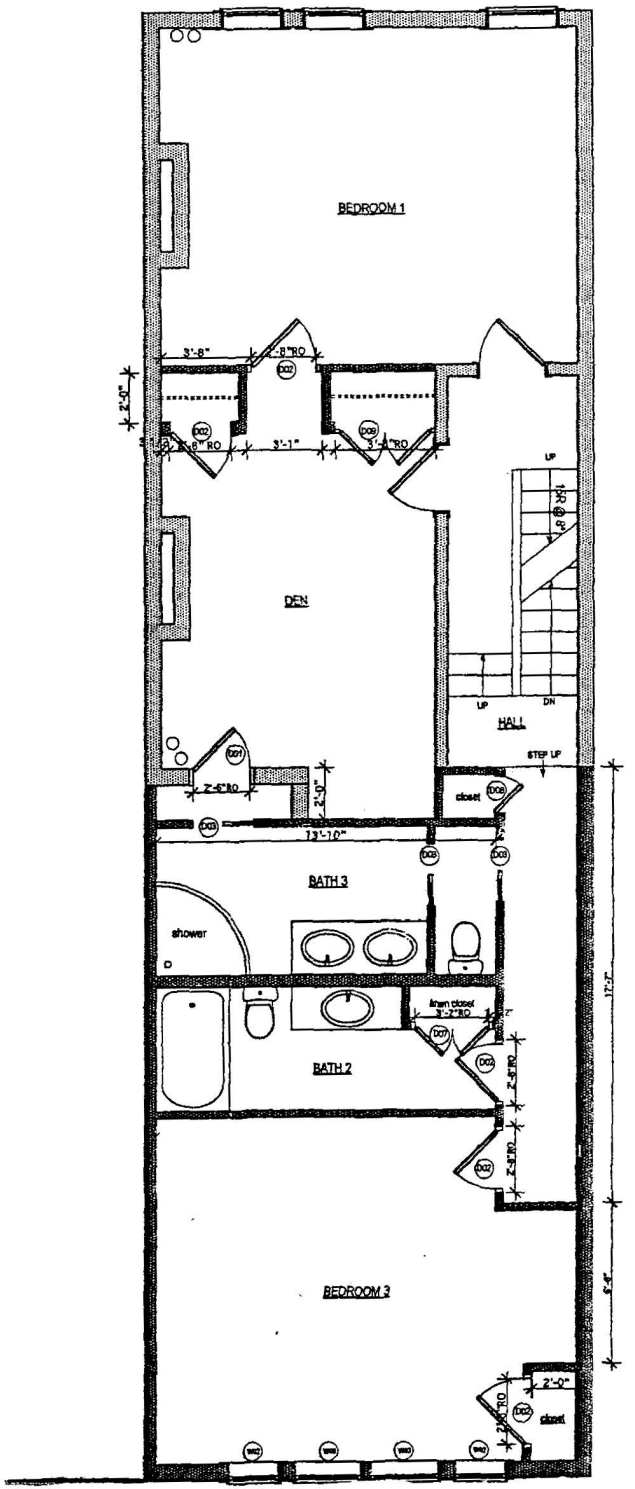


MODIFIED PLAN

FIRST FLOOR

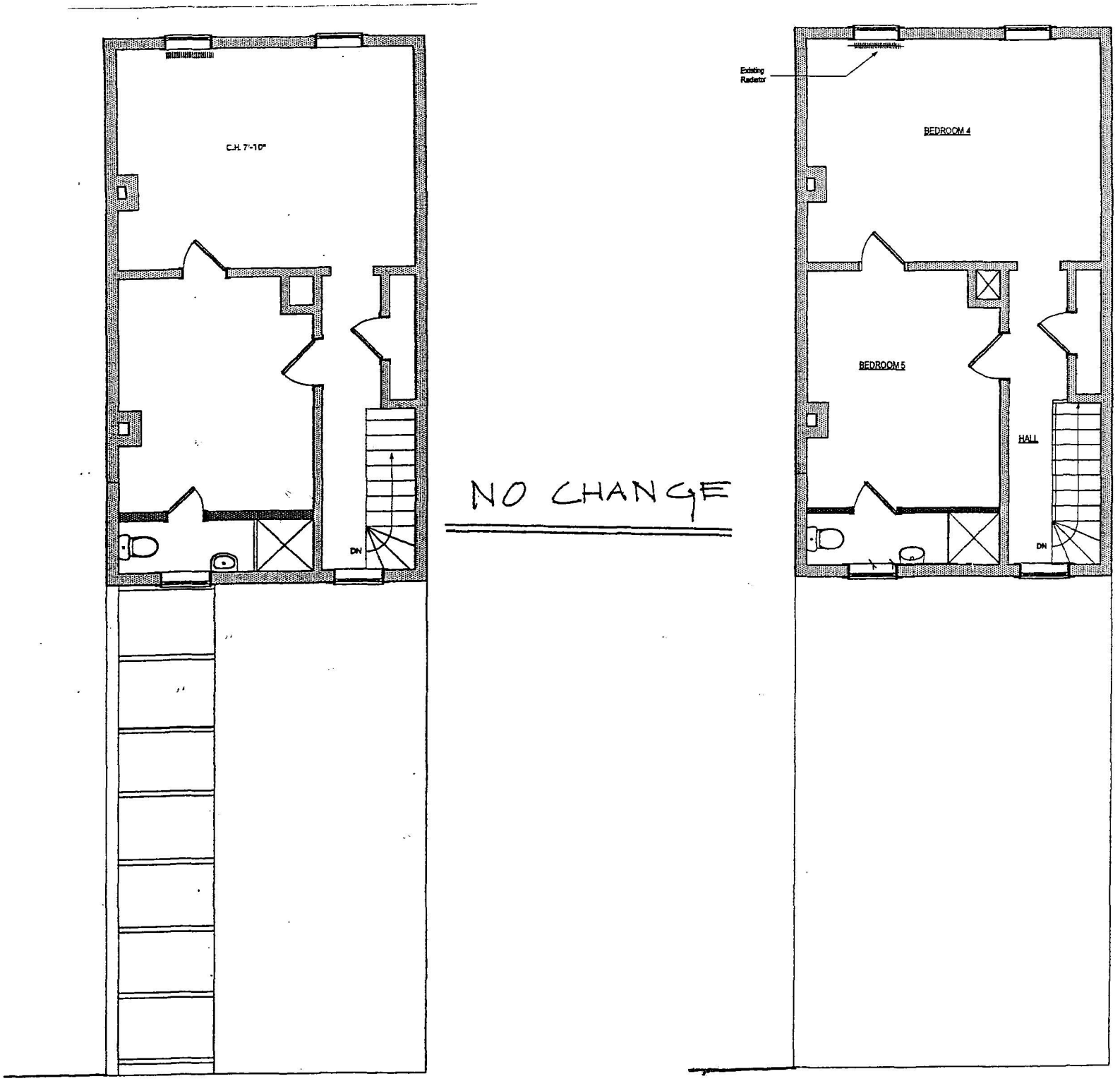


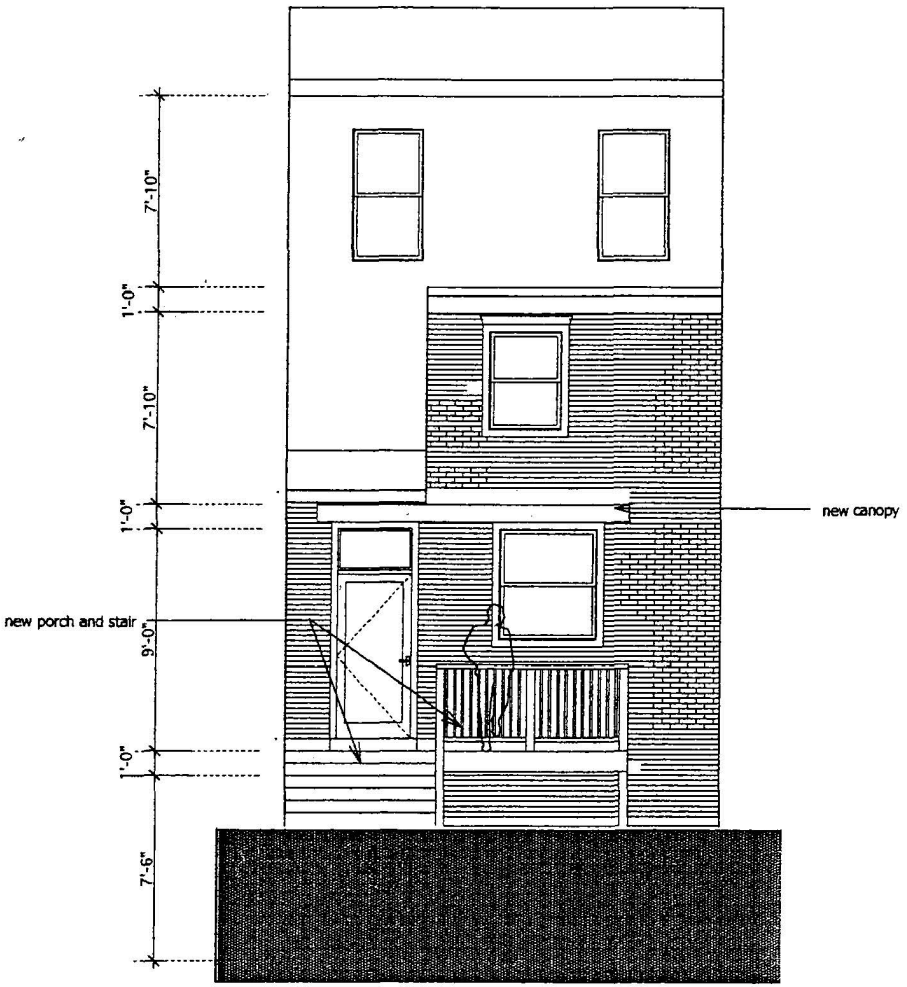
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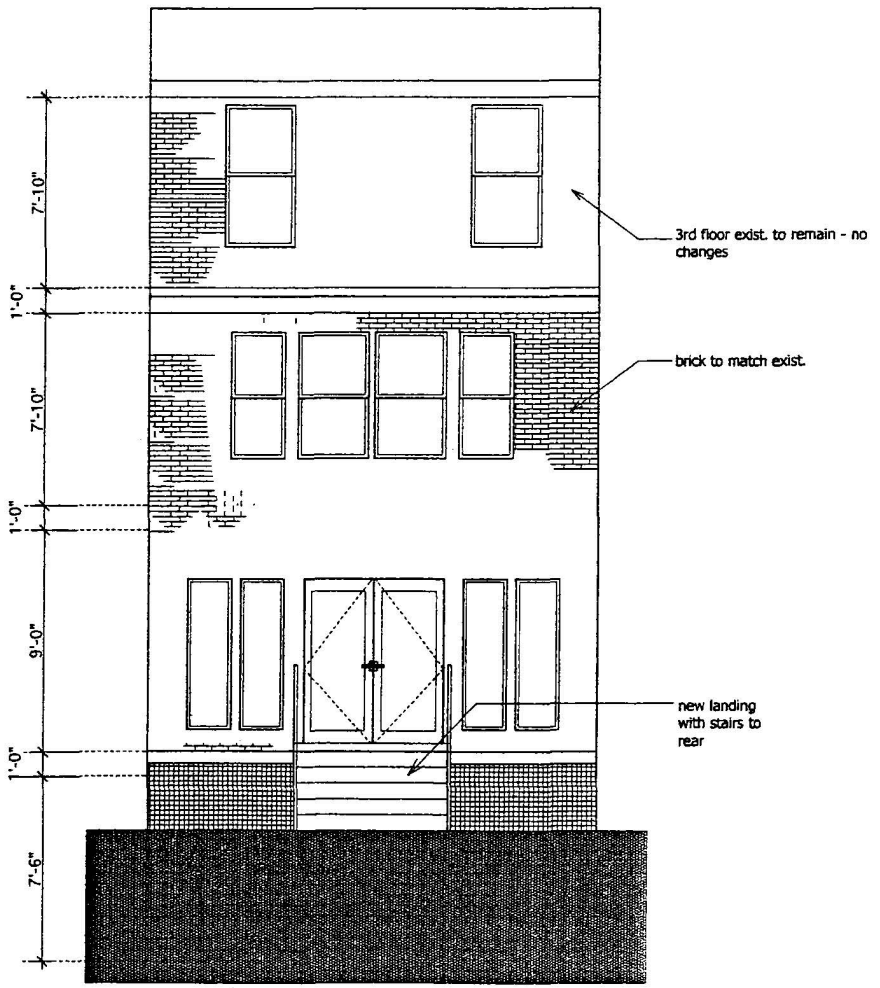
MODIFIED PLAN

SECOND FLOOR

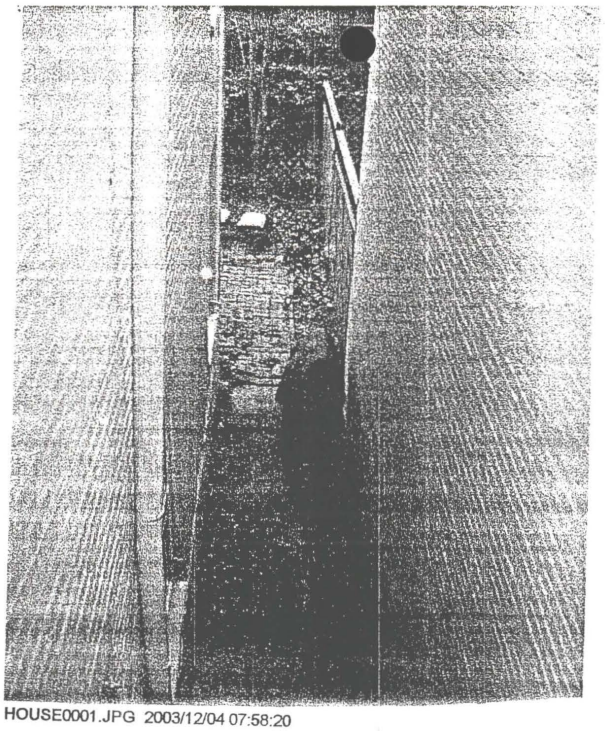

C.H. 7'-10"
DN
NO CHANGE
Existing Radiator
BEDROOM 4
BEDROOM 5
HALL
DN



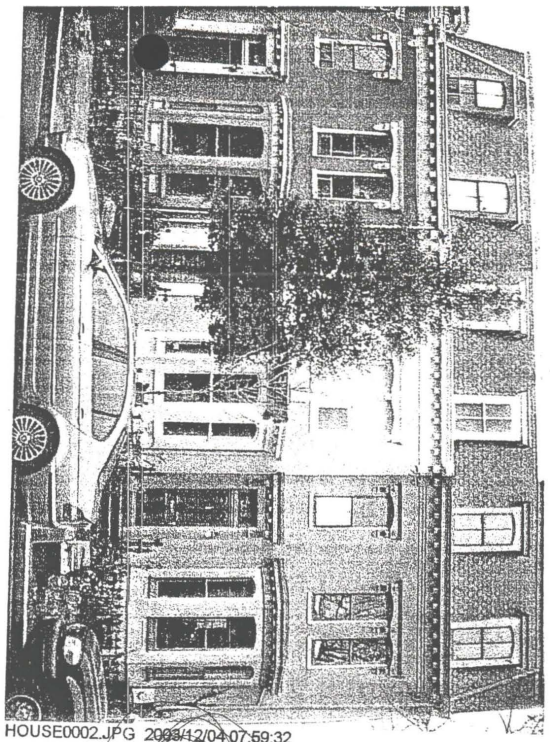
1 A-4 Rear Elevation
Scale: 1/4"=1'-0"



1 A-9 Proposed Rear Elevation
Scale: 1/4"=1'-0"



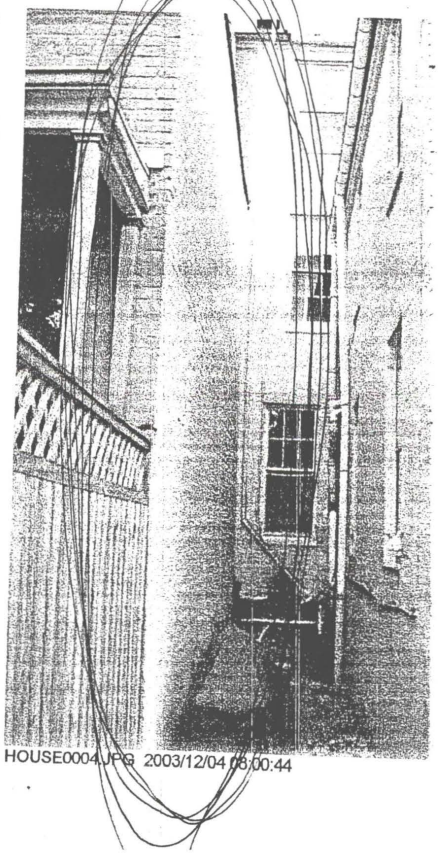
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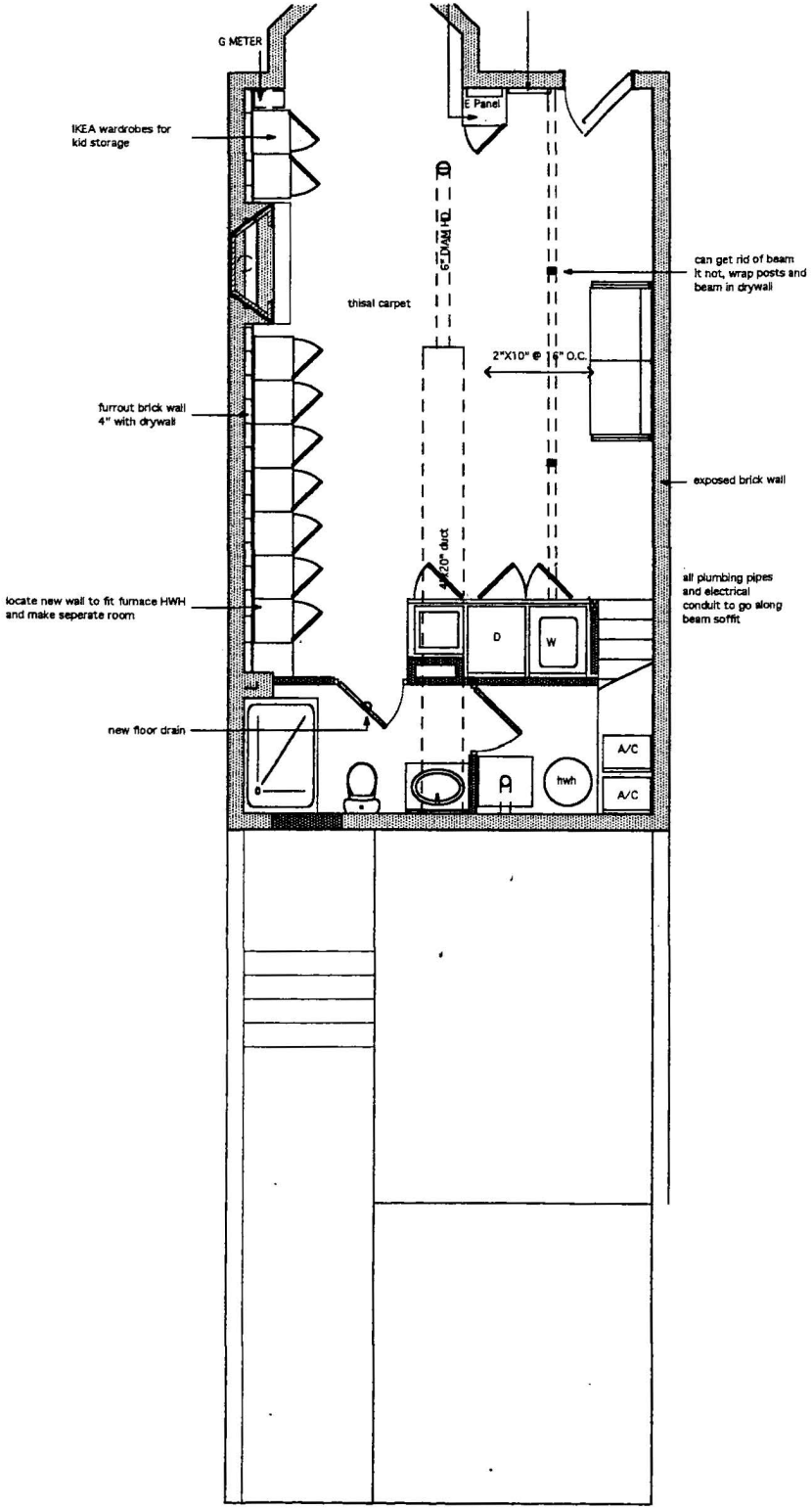
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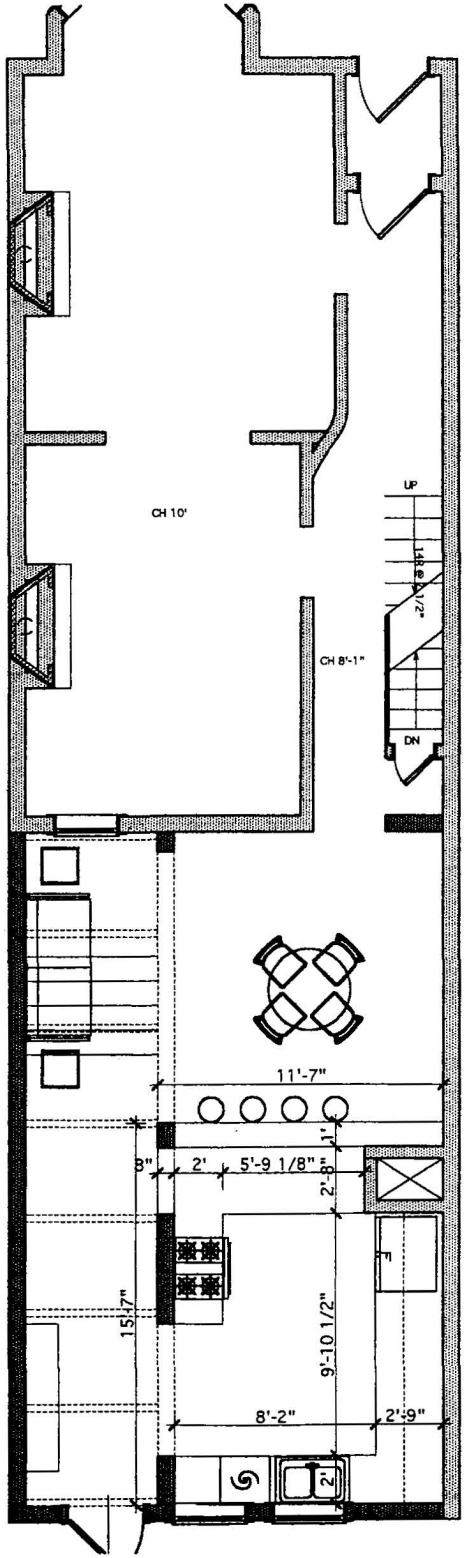


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NEIGHBORS EXISTING 2-STORY PARTY WALL WITH NO OPENINGS OR WINDOWS.

Original Approved Plans





Basement and 1st Floor

Architectural Plans

Scale: 1/4" = 1'-0"

1/28/04

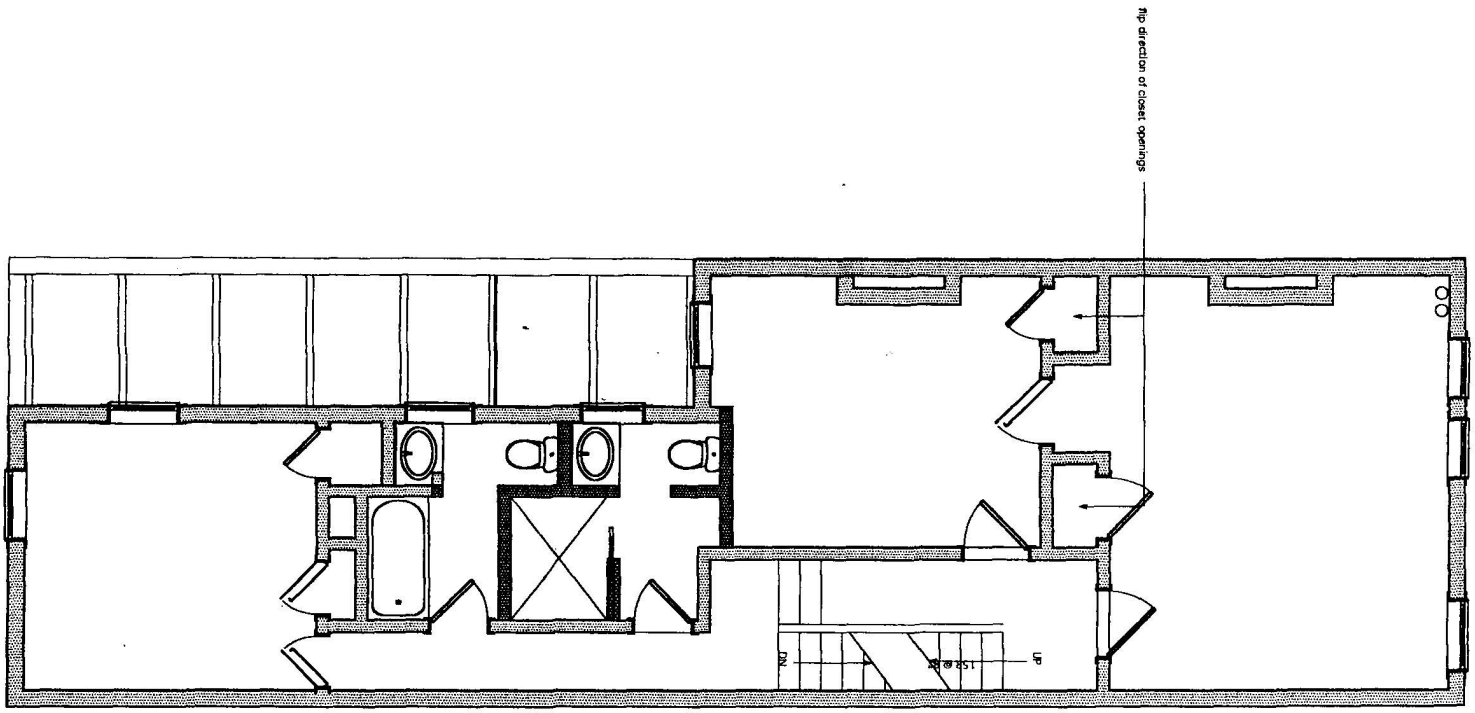
A
1

Holladay

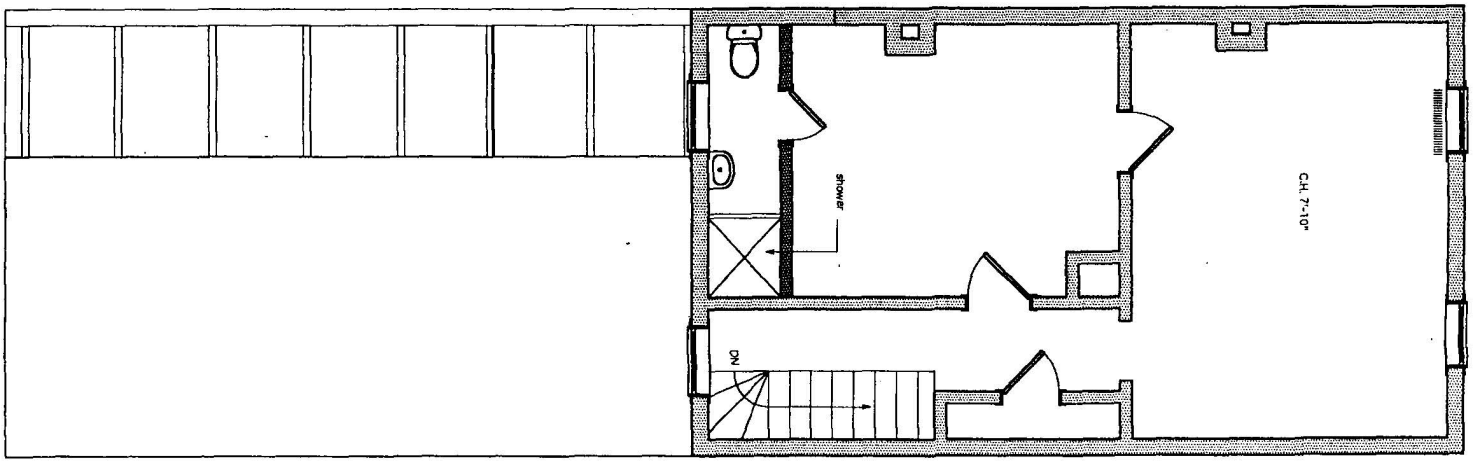
[redacted]07 Independence Ave, SE, WDC 20009

Meghan Walsh, A.I.A.

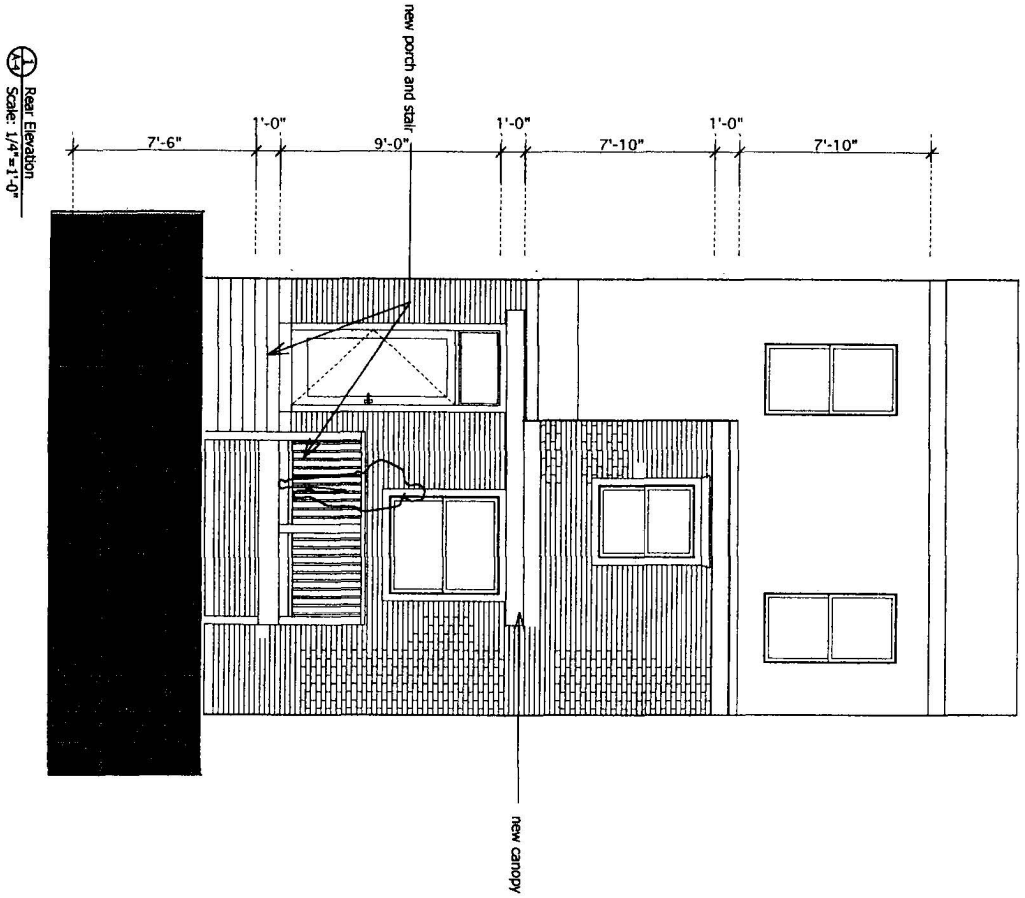
133 R[redacted]olph Place, NW Washington, DC 20001 (202) 667-3012



2nd Floor Architectural Plan
Scale: 1/4"=1'-0"

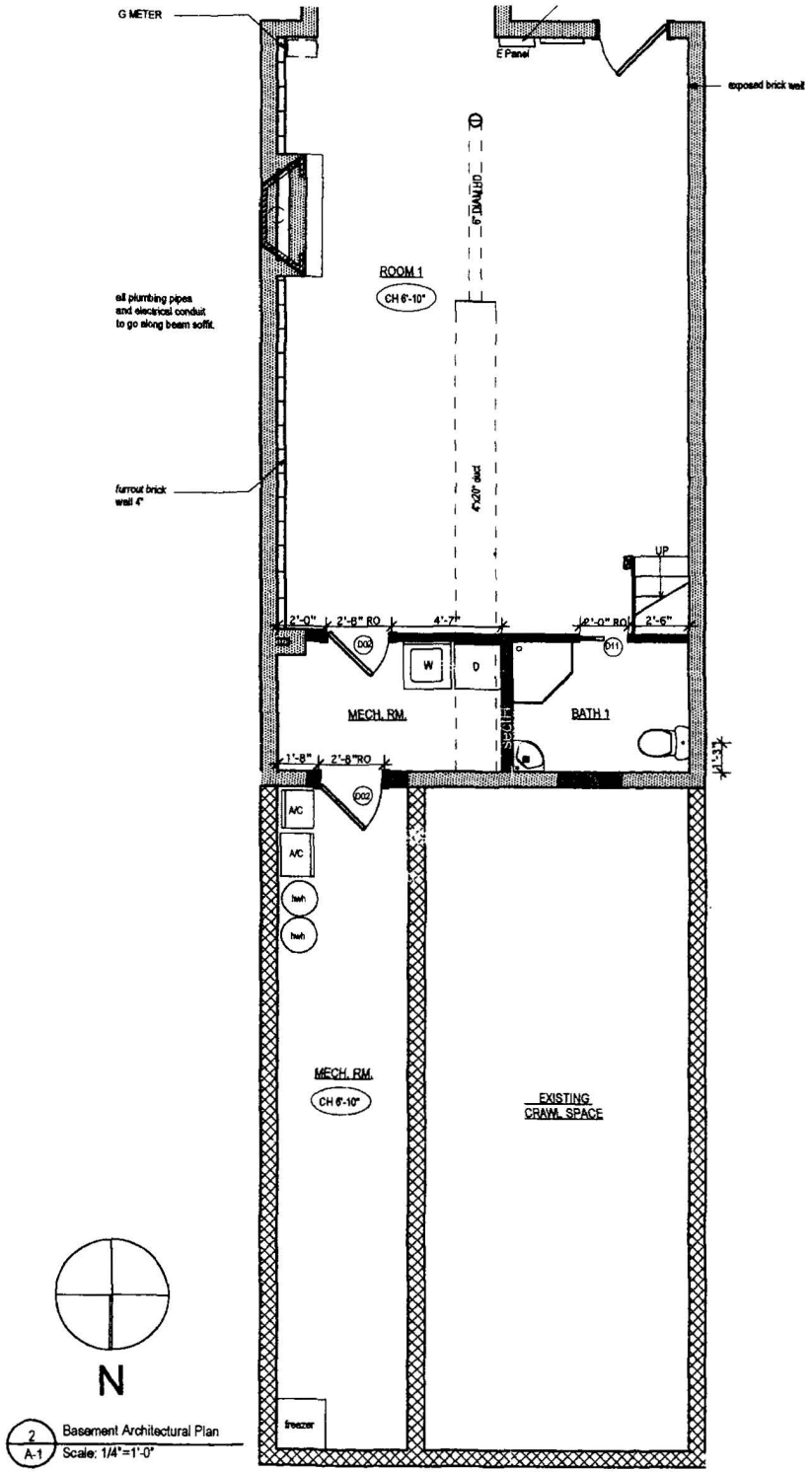


A 2	1/28/04	2nd and 3rd Floor Architectural Plans Scale: 1/4" = 1'-0"	Holladay 507 Independence Ave, SE, WDC 20009	Meghan Walsh, A.I.A. 133 Randolph Place, NW Washington, DC 20001 (202) 667-3012



A 6	1/28/04	Proposed Rear Elevation Scale: 1/4"=1'-0"	Holladay 507 Independence Ave., SE	[redacted]ian Walsh, A.I.A. 133 Randolph Place, NW Washington, DC 20001 (202) 667-30

Modified Plans

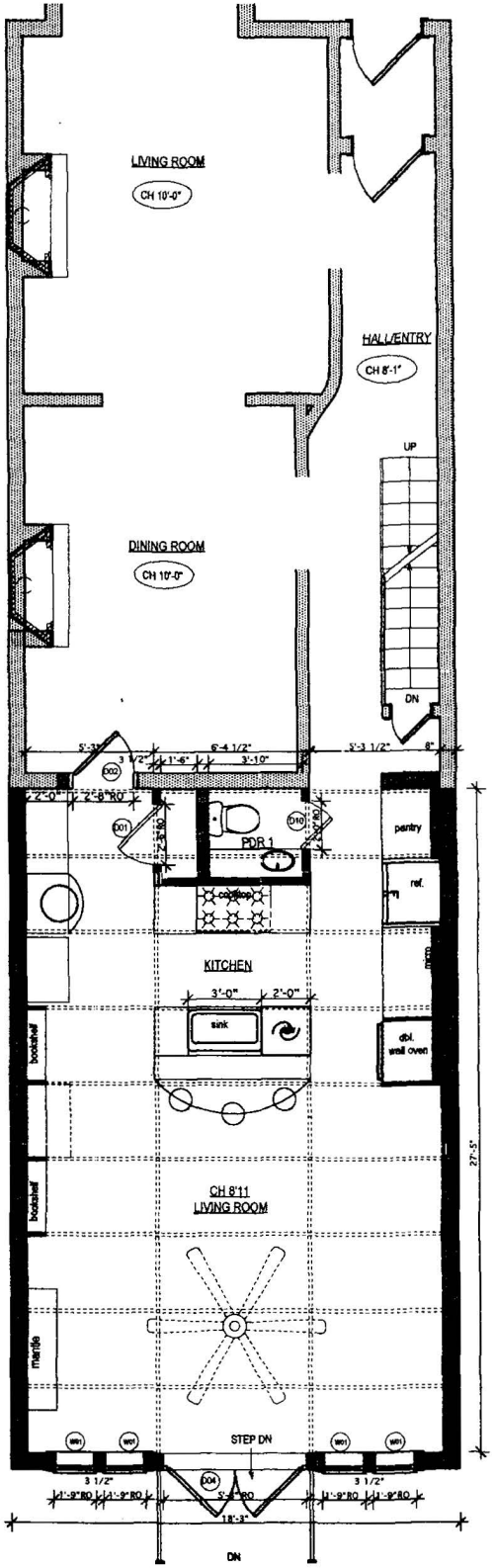


2 / A-1 Basement Architectural Plan
Scale: 1/4"=1'-0"

New trim to match existing

LEGEND

- DEMOLISHED WALLS
- EXISTING TO REMAIN
- NEW WALLS



2 / A-1 1st Floor Architectural Plan
Scale: 1/4"=1'-0"

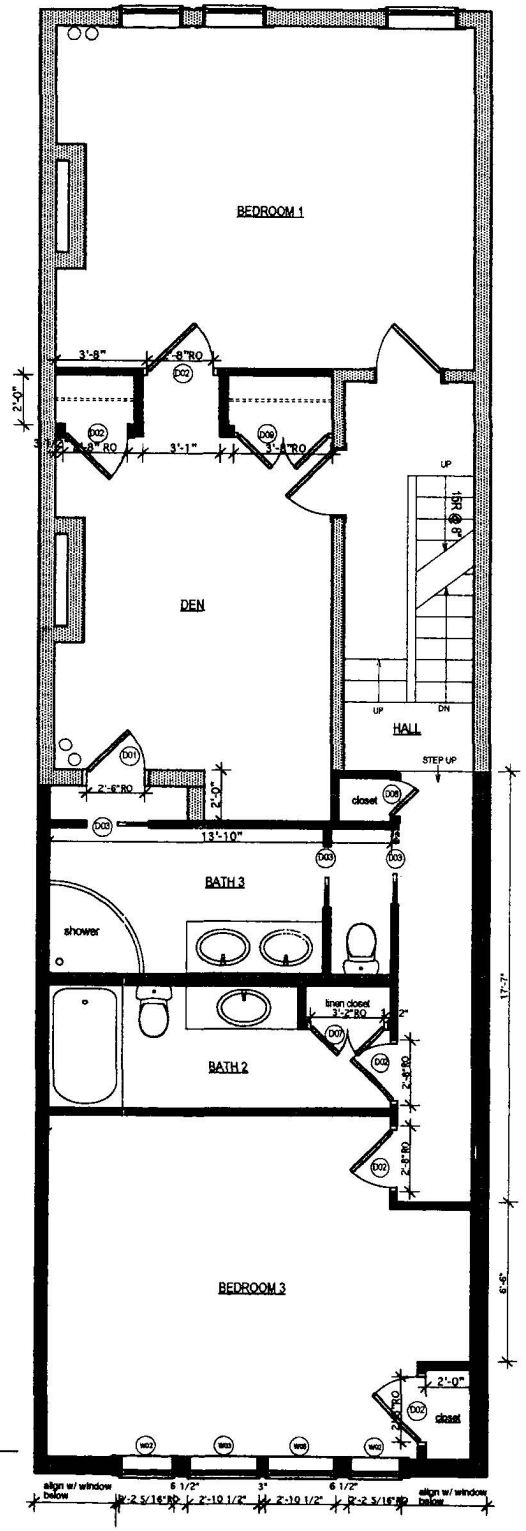
Morgan Walsh, A.I.A.
133 Randolph Place NW Washington DC 20001 (202)667-30

Holladay
507 Independence Ave., SE

Basement & 1st Floor Architectural Plans
Scale: 1/4" = 1'-0"

9/25/06

A
1



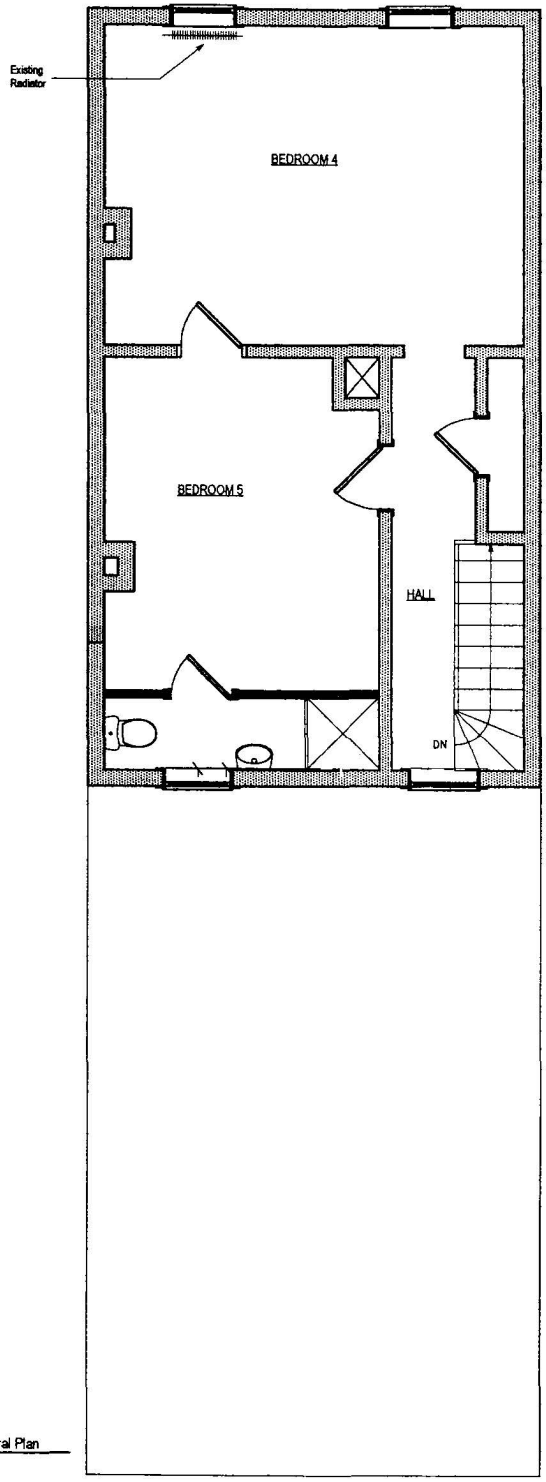
2nd Floor Architectural Plan
Scale: 1/4"=1'-0"

N

New trim to match existing

LEGEND

- DEMOLISHED WALLS
- EXISTING TO REMAIN
- NEW WALLS



3rd Floor Architectural Plan
Scale: 1/4"=1'-0"

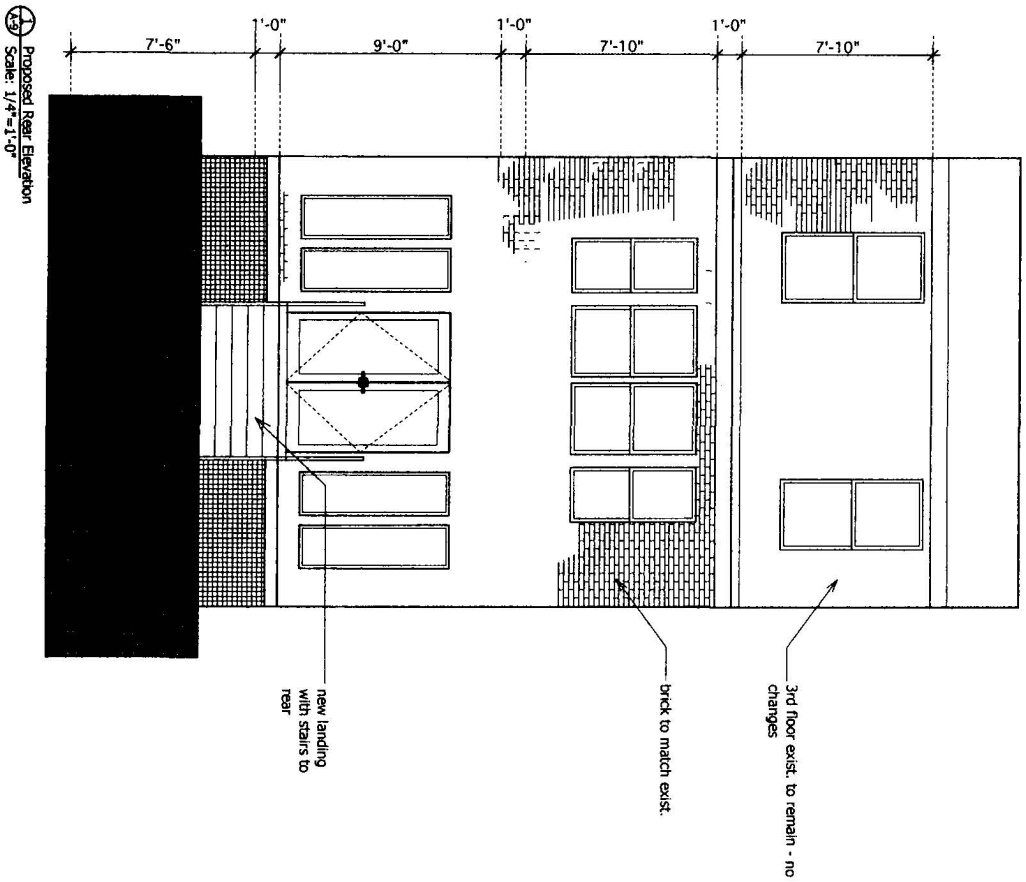
Ian Walsh, A.I.A.
133 Randolph Place, NW Washington, DC 20001 (202) 667-30

Holladay
507 Independence Ave., SE

2nd & 3rd Floor Architectural Plans
Scale: 1/4" = 1'-0"

9/25/06

A
2



A 9	9/25/06	Proposed Rear Elevation Scale: 1/4"=1'-0"	Holladay 507 Independence Ave., SE	an Walsh, A.I.A. 133 Randolph Place, NW Washington, DC 20001 (202)667-30