Neysa Rich

March 12, 2004

Jerrily R. Kress, FAIA, Director
Board of Zoning Adjustment
441 4th Street, Suite 220
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2004 MAR 12 PM 1:27

Re: Case No. 17130, Square 972, Lot 7, 407 11th Street, S.E.

Dear Mr. Kress:

Please take this letter as a request to amend the above Application for a special exception and variance filed on December 23, 2003, in the following respects:

1 *Reduce* the special exception request for lot occupancy from 64.5% to 64%, and
2 *Reduce* the variance request to allow a 10 foot setback from the centerline of the alley to the garage face, where 12 feet is required (an adjustment of 2.5 feet from our original request).

A revised drawing of our property is attached to this letter, showing the requested amendments, and showing that the length of the garage itself has been reduced from 21 feet to 20.5 feet, thereby reducing the lot occupancy from 64.5%, as originally proposed, to 64%.

In addition, we respectfully request that the 14 day period for filing this amendment prior to hearing in this matter (presently set for March 23, 2004) be waived for the following reasons:

The first meeting of our ANC Zoning Committee was March 2nd. Our architect, Judith Capen, attended on our behalf. At the meeting, it was suggested that because of the narrowness of the alley behind our property, setting the garage back an additional 2.5 feet from the centerline of the alley--a similar setback distance to other garages on the alley--would be desirable. We agreed to this adjustment. On March 8, 2004, we met personally with the ANC Committee as a whole, and were advised that the ANC has no objection to the garage, as adjusted.

Thereafter, on March 11, 2004, we met with the Capital Hill Restoration Society Zoning Committee to present our garage proposal, as adjusted. And we are advised that this group will support our proposed garage, as adjusted.

Accordingly, we are amending our Application to request a special exception and variance of lesser degrees than originally proposed. It appears, therefore, that no additional staff review will be required by these amendments. Thank you for your consideration.

BZA
Case No. 17130
Exhibit No. 20

Sincerely,

Neysa Rich, for
Neysa Rich and James C. Brady, Owners
cc: Via Fax to Joel Lawson, Office of Planning, 535-2497
C:\WP51DOCS\BZA.LTR

407 Eleventh Street, S.E.
Washington, D.C. 20003
202/547-7490

Board of Zoning Adjustment
District of Columbia
CASE NO. 17130
EXHIBIT NO. 20

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 26, 2003

Plat for Building Permit of SQUARE 972 LOTS 6,7,8

Scale: 1 inch = 20 feet Recorded in Book WF Page 66

Receipt No. 06605

Furnished to: L. FIRSTENBERG

Surveyor, D.C.

By: L.M.A. VTJ

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: 10/24/03

(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.

