FABRY ASSOCIATES ARCHITECTS TRANSMITTAL

D.C. ... OF ZONING
... 1 PM 2:50

FA

1777 CHURCH STREET
NORTHWEST
WASHINGTON DC
20036
TELEPHONE
202·797·3601
FACSIMILE
202·328·7223

DATE 2/09/04

TO Mr. Rick Nero
BZA
441 4th St, NW Suite 210
Washington DC 20001

VIA mail

PROJECT BZA application # 17144, Golding Residence, 5519 Carolina Pl NW

QUANTITY	DRAWING	DATED	DESCRIPTION
1			revised copy of Form # 135, self certification (telefaxed to you earlier today)
21			revised orginal + 20 copies of 2 page written burden of proof for a "special exception"

REMARKS

Dear Mr. Nero,

Thank you for modifying the applications and keeping our place in the process.

Are we on for April 13th? ~~Thx~~

Sincerely,
Joan Fabry

BZA
Case No. 17144
Exhibit No. 17

BY

Board of Zoning Adjustment
District of Columbia
CASE NO. 17144
EXHIBIT NO. 17

Form 135 — Side 1
(Revised 03/15/02)

Case No. BZA-2002-1234

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District (s)*
5519 Carolina Pl. NW	1449	98	R1B	3D04

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought*	☐	§3103.2 - Use Variance	☐	§3103.2 - Area Variance	☒	§3104.1-Special Exception
Pursuant to Subsections					223	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

1. **the agent is duly licensed to practice law or architecture in the District of Columbia;**
2. **the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and**
3. **the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.**

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owners Signature		Owner's Name	Ken Golding
Agent Signature		Agent Name	Joan Fabry AIA

Date*	1/30/04	DC Bar No.		or	Architect Registration No.	3045

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐ **Accepted for filing.**

☐ **Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.**

☐ **Rejected for failure to comply with the provisions of**
- ☐ **DCMR Title 11 §3113.2; or**
- ☐ **DCMR Title 11 Zoning Regulations.**

Explanation

Signature: _____ **Date** _____

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	5,668.5	5,000	N/A	5,668.5	N/A
Lot Width (ft. to the tenth)	50	50	N/A	50	N/A
Lot Occupancy (building area/lot	27.2%	N/A	40%	33.2%	N/A
Floor Area Ratio (floor area/lot area)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	1	1	N/A	N/A	N/A
Loading Berths (number and size	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	21.7 ft	N/A	N/A	21.7'	N/A
Rear Yard (ft. to the tenth)	varies 28.3'-34.5'	25 ft	N/A	varies 16ft - 22ft±	5.6'average,varies
Side Yard (ne tenth)	11.5 ft/ 11.3 ft	8 ft	N/A	11.5 ft/ 11.3 ft	N/A
Court, Open (width by depth	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth	N/A	N/A	N/A	N/A	N/A
Height (ft. to the	34 ft ±	N/A	40 ft	19.5 ft ±	N/A

BZA Application #17144

Burden of Proof for a Special Exception for a Single Family Residence
5519 Carolina Place, NW (Lot 98, Square 1449)

The trapezoidal shape of the property at 5519 Carolina Place, NW (Lot 98, Square 1449) makes it difficult for the owner to use his property in compliance with the area zoning regulations, a problem exacerbated by the existing building shape and its placement on the lot.

The existing single family residence, built in the early 1930's did not take advantage of its potential square footage:

1. It occupies merely 27.2% of its lot, way under the allowable 40%.
2. Although there is only a 5 foot building restriction line at the front yard, the existing front porch is set back 21.7 feet from the property line on Carolina Place, NW.
3. Although the minimum side yard requirement is 8 feet, 12 feet and 11.8 feet are provided on each side (with two minor 6" pier projections).

The owners, with two teenage sons, wish to add a family room, preferably relating to the kitchen and yard. The existing house is tightly organized, relatively narrow and with relatively small rooms.

1. It is inadvisable to add to the front of the house because of the existing configuration of spaces (porch, entry and stairwell up front). Additionally, it would be detrimental to the streetscape to violate the established building line of homes along Carolina Place.
2. It is difficult to take advantage of the approximately 230 square feet of buildable property on either side of the existing house because these strips of unused space in the side yard are only about 4 feet wide. The side frame walls are two stories tall and structural and are therefore difficult to alter. The organization of the existing spaces is such that kitchen, stairway and bathroom take up a considerable portion of the sides of the house. Because of these three reasons, it is very difficult to expand to the sides of the house, let alone add a room. The house would basically have to be entirely rebuilt to take full advantage of its allowable square footage, unless the home was extended into the rear yard.
3. The only practical place to locate an addition is at the rear of the house in lieu of the existing deck. This addition would still render the lot occupancy well under the maximum allowable (33.2% vs. 40%). A special exception is required as the proposed addition projects between 3 feet and 9 feet into the required rear yard (occupying approximately 12% of the required rear yard). The projection varies because of the trapezoidal shape of the lot in which the required rear yard is not parallel to the rear of the rectangular house.

4. A garage/accessory building, which is totally allowable within the Zoning Regulations, could take up 30% of the required rear yard (vs. the 12% proposed with this addition). As a matter of fact, there are many such garages on the surrounding properties.

In summary, this addition, as wide as the existing home, will not create any detrimental conditions to the public good. The proposed addition is only one story tall (surrounded by two and three story homes), is flanked by extra wide side yards, and occupies space allowed by a garage structure. Furthermore, its architectural style and detailing will be consistent with the existing shingle style home which is award winning and has been widely published in architectural journals.

Granting this application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.