**C.** The carriage house-type structure, North of, and connected to, the tin-clad garage at 1557 33rd Street NW has no existing use. Its ground level, accessible from the garage only, is of masonry. Its West wall acts as a retaining wall against the earth of the rear yard of the property. It is an empty space with one clerestory window to the North. There is no ceiling as the floorboards and joists of the loft floor above are missing or irreparably damaged. A small switchback stair to the North provides access to the low loft space above. The two windows in the loft space facing South are irreparably racked and protrude above the wall they are in as the roof is largely missing at this point. From the landing of the stair, there is access to a small yard to the North of the structure.

The intended use of the structure is that of a library and wine cellar connected to the main house to the West with a covered walk. The wine cellar would occupy the ground level. Its floor would be lowered and tiled and its walls reinforced, parged and insulated as necessary. A door and clerestory windows would be introduced to the West wall. The door would provide access to an exterior set of stairs under the covered walk leading to the main house to the West. A new metal spiral stair at the South end of the structure would lead to a newly-constructed upper level built of wood with a higher, flat roof and circular lantern above. New windows would be provided in the South Wall as well as the West wall. The lower part of the existing stairwell would become a wine closet while the upper part of the stairwell would become a bathroom serving the library upstairs. A masonry chimney would be introduced within the East wall of the structure that would provide a wood-burning fireplace on both levels of the refurbished structure. The open space to the North of the existing stairwell would be filled in for a storage room below grade and a desk alcove and closet above with a door leading to steps leading to a new garden to the North. The attached tin-clad garage would also be restored in the renovation process.

**D.** As the existing carriage house-type structure at 1557 33rd Street NW serves no purpose and is in a state of extreme disrepair, it seems logical to restore it, give it a purpose and replace what has become an eyesore with an attractive architectural object. The main house is not big and could benefit from some additional space. The owners have an extensive library and wine cellar and would like to take their books and bottles out of storage and give them a home in their recently-acquired property. One of their reasons for purchasing the property was with a view towards making use of this carriage house-type structure, connecting it to the main house and creating something good-looking at the back of their garden. As the newly-refurbished structure would become connected to the main house with a covered walk and thus part of the house, there would effectively be no rear yard but instead a closed court between the main house and the carriage house-type structure. A variance is required for the lack of a rear yard. Special exceptions would be required for an addition to an existing non-conforming single family dwelling row structure in the R-3 Residential Zone District, for the expanded lot coverage and for the size of the closed court.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17162
EXHIBIT NO. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 17162
EXHIBIT NO. 8