DETAILED STATEMENT

To: Board of Zoning Adjustment of the District of Columbia
Washington, D.C.

Re: Special Exception Application
4470 Dester Street, N. W.
Washington, D. C.

Dear Board,

The applicant respectfully asks for favorable consideration of their application to construct a new garage within the required sideyard clearance of their property.

The property is zoned R-1-A, which requires an 8' sideyard.

1. The existing garage is placed at the rear of the property, at the base of a long and steep hill which is a neighbor's property, but which sends all its water runoff through the applicant's garage and rearyard. The applicant would like to move the garage further towards the front of their property, which will take it away from all the runoff activity and resultant problems. Removing the existing garage will also clear that area and allow the applicant to possible construct a swale or other runoff remediation.

2. The physical shape of the property, which is a wedge shape facing a circular cul-de-sac, makes it difficult to move the location of the garage towards the front without getting into the required sideyard clearance, because the lot narrows as one gets closer to the front.

3. The new location of the proposed garage will not contribute to noise, traffic, Lighting spilloff, etc. Neighbors, including the most immediate on the side, are lending their support to this application.

4. We feel that the application is consistent with the general intent and purposes of the Zoning Regulations and Map.

Thank you.

Sincerely,

Hopkins and Porter Construction Inc.
Authorized agent for Karen Epstein, owner.

BZA
Case No. 17169
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17169
EXHIBIT NO. 5