June 22, 2004 BZA Case #17187

To: DC Office of Zoning, BZA
From: Greg Stack, Gabrielle Boccher
4611 Van Ness St., NW

Re: Addendum to Special Exception Application

Attached please find (2) copies each of the following documents:

1) ANC 3E Letter of support.

2) Document with signatures of neighbors in closest proximity which do not object.

3) Letter from project architect (Landis Construction) addressing regulations.

Thank you,

Greg Stack

BZA
Case No. 17187
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17187
EXHIBIT NO. 24

ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS

PO Box 9953 Friendship Station Washington DC 20016 202-244-0800

June 10, 2004

Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
441 4th Street, NW Suite 210
Washington, DC 20001

RE: Zoning Application Case No. 17187
4611Van Ness St., NW

Dear Ms. Kress,

Greg Stack of 4611Van Ness Street, NW has made application for a special exception to construct an addition to the rear of his home. The addition will enhance the home in value and it will be an aesthetically pleasing addition to the property. The addition will not compromise the integrity of the overall zoning plan as it will maintain the existing con-conforming lines.

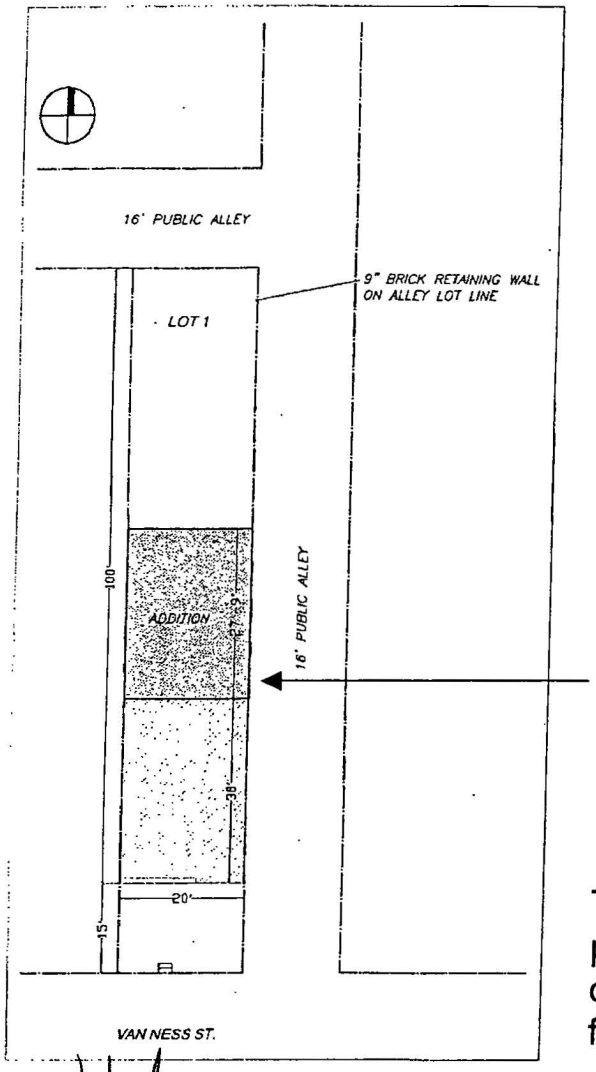
At our properly noticed public meeting today, June 10, 2004, the ANC, by a vote of 4-0, [a quorum of 3 being present] agreed **not to oppose** the application for Mr. Stack and request that the special exception be granted in this case.

Commissioners Amy McVey, Amy Hoang Wrona, Chapman Todd and Lucy Eldridge were in attendance and voted. The ANC authorizes any of the four commissioners to present a report to the zoning commission at the hearing.

Sincerely,

Amy B. McVey, Chair
ANC 3E

Greg Stack & Gabrielle Boccher
4611 Van Ness St., Washington, DC 20016



For the purposes of obtaining a special exception to build an addition, the undersigned neighbors in closest proximity to 4611 Van Ness St., NW do not object.

It is understood the addition is fifteen feet wide and less than twenty-eight feet long, consistent in height and architectural character.

The addition is represented in the diagram as the darker grey area.

The following neighbors in closest proximity to 4611 Van Ness St, NW do not object to the special exception for building the addition as shown:

1) Maya Monroe — **Hunter & Maya Monroe**
4615 Van Ness St., NW

2) — **Johann & Jeanine Prader**
4602 Van Ness St., NW

3) Patricia Pride — **Patricia Pride & Larry Williams**
4607 Van Ness St., NW

4) Elizabeth Lawson — **James & Elizabeth Lawson**
4204 46th St., NW

5) Chhaya M Rao — **Chhaya Rao & Eric Oetjen**
4208 46th St., NW

LANDIS
CONSTRUCTION
CORPORATION

NARI®
NATIONAL ASSOCIATION OF
THE REMODELING INDUSTRY

Greg Stack
Gabrielle Boccher
4611 Van Ness St. NW
Washington, DC 20016
W 202-319-6254
H 202-244-6308
Stack@law.edu

May 12, 2004

Dear Mr. & Mrs. Stack;

I am writing this letter as your Architect to support your application for a special exception for your proposed addition to the back of your existing house. The following are the reasons I believe support your request for a "Special Exception."

As set forth in D.C. Code Ann §5-424(g)(3) (1981), "[w]here, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Code Ann. §5-413 to 5-432 (1981) would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; Provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."

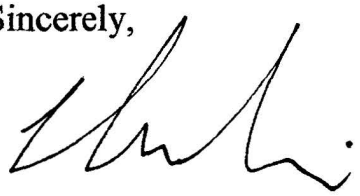
The granting of your application will not be of substantial detriment to the public good. Allowing the addition will not adversely affect the use of the neighboring property - i.e. traffic, noise, lighting, etc.

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

All the neighboring houses go much farther back on their lots because of their larger lot size. As you can see in the elevations and plans of The proposed addition the addition looks like part of the house.

Not granting the variance will create a financial hardship in that you will not be able to expand your house for your future family and you may have to consider selling the house and moving to another house that in todays market will be much more expensive than adding on.

Sincerely,



Chris Landis AIA