To: DC Board of Zoning Adjustment

From: Katharine Rigby, 1816 Belmont Road, NW

RE: Detailed Responses for Application

4.C. Statement of Existing and Intended Uses of the Building

The owner occupies the existing single-family row house at 1816 Belmont Road, NW, with no lessees; its use will not change. The rear of the property is unimproved and is 4 feet above the grade of the alley. The grade of the abutting property to the west is 8 ft. higher than the existing grade of the yard.

The owner proposes to excavate the south end of the yard to make it level with the alley and to construct a garage. The owner proposes to increase the grade at the north end of the yard to 7" below the main living level of the house and equal to the top of the proposed garage. The owner also proposes to construct a roof garden with a perimeter fence on top of the garage. This new grade will be 4 ft. above the neighbor to the east and 4 ft. below the neighbor to the west and consistent with the overall slope of the area.

There are 13 existing garages and one carriage house on this alley. Four garages have decks built on top of the roofs, one with a substantial roof structure over the deck. My neighbor to the west has indicated they want to add a deck similar to 1820's (attachment 2). The proposed garage will be considerably lower than others on the alley. In fact, it will be below the main level of the house and is considered a cellar for zoning purposes.

This alley is listed as a 15' public alley, although its narrowest point is 13'-10 1/2". Its usable width is restricted at six points along its length (see attachment 7). The owner proposes to set the new garage 1'-11" back from the edge of the alley.

BZA
Case No. 17190
Exhibit No. 3

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