HEARING NOTICE SUMMARY

THE OWNER WANTS TO CONSTRUCT A HOUSE ON LOT 816, SQUARE 4011, THE LOT BETWEEN 1408 & 1410 KEARNY ST., NE. THE LOT PREDATES THE 1958 INSTITUTION OF THE ZONING REGULATIONS AND IS 34.5' WIDE x 100.0' DEEP TOTALING 3,450 SQUARE FEET IN AREA. AS SUCH, IT DOES NOT MEET THE PRESENT ZONING REQUIREMENTS OF 5,000 SQ. FT. MINIMUM AREA AND 50' LOT WIDTH MINIMUM FOR CONSTRUCTION. THESE ARE TWO OF THE REQUIREMENTS THAT THE OWNER WOULD LIKE RELIEF FROM.

THE OWNER WANTS RELIEF FROM THE SIDE YARD SETBACKS AS WELL. THE REQUIRED SIDE YARD SETBACKS ARE 8' ON EACH SIDE. WITH THE LOT WIDTH OF 34.5', THIS LEAVES ONLY 18.5' AVAILABLE FOR THE WIDTH OF ANY HOUSE.

THE ADJOINING LOT AT 1408 KEARNY ST., NE HAS THE SAME DIMENSIONS & SIZE AS THIS LOT. 1408 KEARNY ST., NE ALSO HAS A HOUSE BUILT CIRCA THE 1920's THAT IS 24' IN WIDTH LEAVING SIDE YARD SETBACKS OF APPROXIMATELY 5' & 5.5'. TWO OTHER FREE STANDING HOMES, ON THE SAME SIDE OF THE STREET, WITH WIDTHS OF 22'± & 23'± SIT ON LOTS WITH WIDTHS OF 33.98' EACH AND ALSO DO NOT MEET THE PRESENT 8' SIDE YARD SETBACK REQUIREMENTS.

DISTRICT OF COLUMBIA
GERALD L. CLARK
NO. 2051
REGISTERED
REGISTERED ARCHITECT

BZA
Case No. 17213
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17213
EXHIBIT NO. 3

SINCE THE OWNER IS ASKING FOR THESE VARIANCES FOR THE CONSTRUCTION OF A DETACHED SINGLE FAMILY HOME, A USE & IN A CONFIGURATION CONSISTENT WITH THE HOMES & LOTS ALREADY ON THE BLOCK, THE GRANTING OF THESE VARIANCES SHOULD HAVE NO ADVERSE IMPACT ON THE NIEGHBORHOOD WITH RGARD TO TRAFFIC, NOISE, LIGHTING, ETC.

ONE ON SITE PARKING SPACE WILL BE PROVIDED IN A GARAGE IN THE BASEMENT. PRESENTLY THERE IS NO SHORTAGE OF ON STREET PARKING ON THE BLOCK. THE HOME IS BEING BUILT FOR A SINGLE FAMILY, AGAIN, CONSISTANT WITH THE OTHER HOMES ON THE BLOCK.

THE GRANTING OF THIS APPLICATION WOULD NOT BE INCONSISTENT WITH THE GENERAL INTENT & PURPOSE OF THE ZONING REGULATIONS SINCE THE PRESENT ZONING INTENDS TO MAINTAIN THE EXISTING RESIDENTIAL CHARACTER OF THE STREET. THE HOME PROPOSED MAINTAINS AND REINFORCES THE EXISTING USE (SINGLE FAMILY RESIDENTIAL) AND FORM (FRONT PORCH, GABLE ROOF, CLAPBOARD SIDING, ETC.) OF STRUCTURES ALREADY ON THE BLOCK.

DISTRICT OF COLUMBIA
GERALD L. CLARK
NO. 2061
REGISTERED
REGISTERED ARCHITECT