Petitioner's statement pertaining to the exception request

Property Address: 2828 R St, SW Washington D.C – Square 5584 Lot 118
Zoning: Presently zoned R-5-A (semi-detached residential)

Petitioners' request:

Lot 118 square 5584 was a recorded lot at the time the petitioner purchased it. A building permit application was filed with the DC Government with the request to place a small single family two storing house 26 by 26, approximately 1352, on the lot sight.

Early after the application was filed a meeting was held with a former zoning department employee who requested additional information about the purposed house but did not at that time raise the question of the need for a zoning exception. The application continued being processed until July 9, 2004 at which time it was determined that this single family house was being purposed on semi-detached zoned lot. The problem results from the specific lot characteristics. The purposed house can not be attached to another house on either side of the lot because of a 15ft ally on the right side of the lot and the party who built a house immediately to the left of lot 118, left a significant space between their house and the property line of lot 118.

There is no way this purposed house can be attached to any other house on either side of the lot. The applicant had no prior knowledge of the necessity under this zoning to attach to another unit and therefore closed on the purchase of the lot

We hereby respectfully request a variance since the physical characteristics of the property make it impossible to comply with the zoning regulations and will create a significant financial hardship on the Petitioner. We have already spent thousands of dollars on filing fees, Engineers, house deposits etc. We believe granting the application will not be a substantial detriment to the public good and will be consistent with or substantially improve upon the current character of the immediate neighborhood.

Thank you for your consideration

BZA
Case No. 17236
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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