THOMAS S. SHINER ARCHITECT 56[redacted]MORELAND STREET NW WASHINGTON [redacted]20015 202 537 0098 FAX 202 537 4851

13 September 2004

District of Columbia Office of Zoning
441 4th Street NW Suite 210-S
Washington DC 20001

RE area variance for the Murphy Residence Addition and Alteration 3320 Dent Place NW, Georgetown, DC

Dear Office of Zoning representative:

In conformance with requirements posted on the Office of Zoning website information, requirements given by your office by telephone, and requirements outlined on various forms, I hereby submit the application for an area variance for the above-referenced project located at 3320 Dent Place, NW, in Georgetown.

The physical characteristics of the property are described as follows:

- The lot, designated R-3, is 19 FT wide. There is an existing narrow passageway on the west between the continuous masonry sidewall of the adjacent structure and the subject structure's sidewall. There are no windows in the adjacent structure's masonry sidewall, and there is one existing window in the subject structure's sidewall, toward the front.
- While no side yard is required in R-3, the existing narrow passageway makes the house "semi-detached" for the purpose of zoning analysis,
- A 2-story rear addition was built previously to extend the rear of the subject house 7 FT. The existing addition is wood frame construction and requires refurbishment or replacement. The side of the existing addition is spaced from the adjacent house's masonry sidewall and the passage extends to the rear yard,
- There is an existing masonry party wall of the adjacent house on the east side extending above the subject structure's wood deck,
- The rear yard is deep. The total depth of the lot is 150.0 FT. There is no alley or rear access.

The variance is needed because otherwise providing a 5 FT side yard per the current Zoning Regulations will diminish the width of the proposed rear addition and render it unusable. There is no need to establish a 5 FT wide side yard for the purpose of allowing light and air to windows in the adjacent structure, now a blank 2-story masonry wall built to the property line.

The granting of the application will not be of substantial detriment to the public good because the proposed addition in no way restricts light and air to adjacent structures. On the positive side, note that the replacement addition will be of fire-resistive construction and will therefore offer fire protection that does not presently exist.

The granting of the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The proposed addition maintains the existing condition: the passageway and access to the rear yard remain approximately as presently spaced and configured. The proposed addition will not be seen from the adjacent property to the west, or from the street.

continued...

BZA
Case No. 17242
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17242
EXHIBIT NO. 4

9-13-04 cover letter to: Office of Zoning
RE Murphy Residence Variance Application

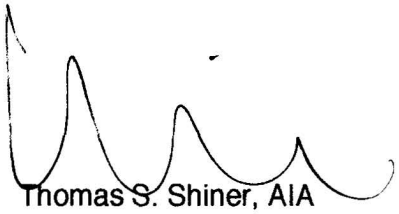
Attached herewith, find the following:

- Self-certification form 135,
- A 250. check for the self-certification,
- A copy of the letter authorizing me as agent for the Owner,
- An application for the variance, form 120.
- A 20. check for the variance application,
- The plat (background provided by the DC Office of the Surveyor) and architectural drawings showing the extent of the proposed rear addition in 11 X 17 format,
- The description of the existing and intended use (see above),
- The detailed explanations (see above),
- Color 8 1/2 X 11 photographs showing the front, rear and side,
- The names and addresses of property owners of all properties within 200 FT on self-stick labels as available from the DC Department of Tax and Revenue, along with copies

There are no persons holding a lease with the owner for the subject structure. There is no existing Certificate of Occupancy for the subject structure.

If you have any requirements, comments or questions regarding the documentation or the application, please do not hesitate to call my office.

Sincerely,
THOMAS S. SHINER ARCHITECT



Thomas S. Shiner, AIA

CC file, PM
ATTACHMENTS
DELIVERED BY HAND