1111 34th Street NW
Washington, DC 20007

Monday, December 20, 2004

In reference to: Statement of Use

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Board of Zoning Adjustments
Office of Zoning
441 4th Street
Suite 210
Washington, DC 20001

To Whom It May Concern:

The current use of the lot in question, Lot 0081, Square 2258, is Use Code 091, Vacant-True, definied as a "lot not improved with a structure."

The intended use of the property is described by Use Code 012, "residential-detached-single family." Currently, the lot is vacant, overgrown, with largely undisturbed natural landscape and greenery. We are proposing a single family home for lot owners Kevin and Dawn Mixon to be set at the rear of the site. This helps retain the integrity of a majority of the site and landscape, without the need to remove major trees or re-grade the site. In order to easily move from the front of the lot to the rear, a bridge is to be built, spanning over the existing stream bed with a minimal number of footings and very little disruption to the site.

We are requesting a "use variance," as relief from DCMR Title 11, Chapter 21, Section 2116, which states that required off-street parking be located "within a permitted garage or carport... or on the open area of the lot as follows: 1. within a rear yard; 2. within a side yard." Relief is being sought due to the extreme topography of the site, the location of an existing stream (which eventually runs into Rock Creek), and the desire to leave as many trees on the site untouched throughout construction, and in tact after construction.

We are proposing to locate the required parking at the front of the site, between the property line and the building restriction line. This will help us avoid the large sums of money required to re-grade the site, remove a large number of existing trees, and redirect the stream on-site.

We hope that you will value and respect the integrity of the site as we have, and allow a variance to ease the parking requirement, and, clearly, the financial and laborious hardship required to fulfill the conditions referenced above. Please refer to DCMR Title 11, Chapter 31, Section 3103.2, where, "by reason of exceptional topographical conditions... the strict application of any regulation... would result in peculiar and exceptional practical difficulties and undue hardship upon the owner of the property," as a basis for authorizing the variance.

Regards,

Kevin and Dawn Mixon (Owners)

Travis Price Architects (Authorized Agent)

BZA
Case No. 17293
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17293
EXHIBIT NO. 4