BRIAN O'CONNELL ARCHITECTS

1832 15th Street NW
Washington, DC 20009
Tel 202-986-5180 Fax 202-332-4792
Email: btoarch@aol.com

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D.C. OFFICE OF ZONING
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January 10, 2005

Project
Mr. and Mrs. Joseph Finnegan
3010 Daniel Lane, NW
Washington, DC 20015

Form 120- Responses to directives and questions on form 120 (reverse side)

Includes one original and twenty copies as requested.

1. See attached, Form 120 completed as requested, with additions on 8.5"x11" as required.
2. Form 120 and supporting documents presented in person to Office of Zoning at 441 4th Street, NW, Suite 210, Washington, DC 20001.
3. Filing fee paid to the Board of Zoning Adjustment (In accordance with the Board of Zoning Adjustment Schedule of Fees- (11DCMR 3180).
4. Required information to be submitted.

   A. Form 135 (Self-certification) is complete and enclosed, by licensed architect Brian O'Connell No. 6341.

   B. A plat, drawn to scale and certified by the D.C. Office of the Surveyor showing boundaries and dimensions of the existing and proposed (proposed addition indicated on plat by Brian O'Connell Architects) buildings and accessory buildings, is enclosed (See attachment). Also enclosed please find the required architectural plans and elevations, shown in sufficient detail to clearly illustrate the proposed addition to be erected, with pertinent materials indicated. These architectural plans and elevations were completed according to Form 130 (required specifications for plats, plans and elevations).

   C. The existing building is a one story, detached, single-family brick residence with a full basement. There is an existing concrete patio at the rear of the house and a concrete driveway at the side of the property as shown in the enclosed photographs. The house is centered on the property, set back from the street. There is no existing garage or carport.

      The proposal is to add a two-car, brick garage with a single garage door facing the driveway. The driveway would be extended to the garage door as indicated on the enclosed plat and site plan. The garage will be accessed from a single garage door at the north elevation. The dimension in plan will be approximately 21'-0"x21'-0" (which complies with the zoning requirement governing accessory buildings. The garage will be one-story in height with a roof pitch not to exceed the allowable zoning requirement.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17299
EXHIBIT NO. 7

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D. This application is for a special exception variance. The proposed garage is allowed by right and meets the side yard setback but in its proposed location will fall outside the existing allowable rear yard setback as stipulated by the zoning code. In order to properly access and maneuver a car into and out of the site, it has been determined that this location is the most feasible and practical The proposed special exception variance meets the two main tests, as provided in Form 121, subsection 3104.1 and subsection 2500.3, indicated in detail below

3104.1

a. The proposed garage will be consistent with general intent and purpose of the zoning regulations and map for this district in that it does not alter the residential character of the neighborhood. Furthermore it removes two automobiles from either the street or the driveway (at the front and side of the existing residence) and places them inside a garage (at the rear of the property) that is in keeping with architectural character already established in the neighborhood.
   As shown in accompanying photographs 3025 Daniel Lane, the house across the street from 3010 Daniel Lane (as well as others in this neighborhood) has an existing garage in almost the exact location as the one proposed for 3010 Daniel Lane.
b. The proposed garage will not adversely affect the use of the neighboring properties because it does not add additional traffic or cars to the property or to the neighborhood nor does its use add additional noise. No lighting other than an interior light inside the garage and a small exterior light centered directly above the garage door will be added.

2500.3 The proposed accessory building (garage) occupies approximately 10% of the rear yard, well below the maximum allowable 30%.

Lot occupancy of the existing building and the proposed garage will not exceed the fifty percent (50%) as stipulated by zoning. The combined lot occupancy for the existing house and the proposed garage is approximately 25%.

E. Included are photos of the effected area.
F. Included are the requested labels, one original and one copy.
G. The property is a single-family residence, owner occupied. There are no tenants or lease holders.
H. Single-family residence, no C of O available.

Sincerely,

Brian T. O'Connell
Principal