Case Number: **17313**
February 28, 2005

To: The District of Columbia Office of Zoning
441 4th Street, NW
Ste 210-2
Washington, DC 20001
202-727-6311
fax 561-658-2462

From: The Ertel Family
Edward Ertel and Jennifer Squires
924 G Street, SE
Washington, DC 20003
202-548-2811
cell 202-548-0396
fax 561-658-2462

RECEIVED
D.C. OFFICE OF ZONING
2005 MAR -1 PM 1:08

To whom it may concern,

The following information describes the **variance** application of **924 G Street, SE** and the **burden of proof** provided:

Area and Use Variances being sought:

We, the owners and residents of 924 G Street, SE , are seeking an **area variance** to the zoning regulation **403.2** found in Title 11 of the DCMR. 403.2 states the maximum lot occupancy of 60% for a row dwelling in an R4 zone. Our lot currently has an occupancy of 76%, and we are seeking to gain 99% lot occupancy for the reasons included in this application. Also, because the existing buildings are non-conforming, we will also seek a **use variance under section 2001.3** which allows for enlargements or additions if conforming to the lot occupancy requirement.

Physical Characteristics of the property:

The lot is number 33 within square 949, located at the northwest corner of 10th and G Street, SE. The property is 22.4 feet wide along G Street and a shallow depth of 65.0 along 10th Street. The lot area is 1,452 square feet, well under the 1,800 square feet required for this zone under section 401.3.

The lot is occupied currently by two structures each two stories separated by a courtyard within the middle of the lot along 10th Street. The main house is 22.4 feet across its front by 30.5 feet along 10th Street. This structure is of historic character both on the exterior and within, and its

BZA
Case No. 17313
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17313
EXHIBIT NO. 9

second story has two usable bedrooms with a third small room currently acting as a nursery. There are no windows along the side of the house at 10th Street except for a single bay window. The courtyard to the north of the main house is 16.2 feet along 10th Street by 22.4 feet across. The auxiliary structure was formally a carriage house that had been converted into a rental unit by previous owners of the property. This rental unit is also the full width of the property at 22.4 feet and is 18.3 feet wide with its entry off of 10th Street. The two structures are connected with a covered passage within the courtyard to the far west property line.

The site has no alley access and the neighboring house to the west is also two full stories which fully occupies the western side of the courtyard and does not have any windows. Along the opposite side of the courtyard is a high brick wall facing 10th Street, which has two gates. Finally, the Main house has a partially finished basement on the south side, which is used as a home office. The carriage house has no basement.

Currently, we have two children of young age. Our house, although wide, is short and does not have three usable bedrooms. The third room on the second floor is being used as a nursery with a width of 8.5 feet and one window on the front of the house. I also work out of the house and have previously dug out the partial basement in the front of the house at a major expense to have a minimum ceiling for such use. This space is not suitable for either a bedroom or a children's play room. Our desire is to build a two story structure within the existing courtyard to achieve a usable third bedroom on the second floor, a family room on the first floor, garage in the basement for parking and a roof deck on the main house which would get better sun than our existing courtyard. The rental unit would remain and is crucial as an income producing component for us. If we could not build an addition to the main house in this fashion, we would be faced with either significantly altering the carriage house-rental unit or moving locations, probably out of the District of Columbia.

Granting the application will not be of substantial detriment to the public good:

The desired addition will not substantially or adversely affect either the light or air available to neighboring properties. All windows affected by our addition are within our property and providing more windows along 10th street will improve the quality of light for our house, as well as improving the interaction with the pedestrian level.

There will be no neighboring properties affected by the addition, because it will be between two structures within our property. The addition will improve the character of the street compared to the existing unsightly wall and will maintain the scale, rhythm, and style of surrounding of our neighborhood.

Finally, providing parking below grade will allow us to park at least two vehicles off the street (one of which being a standard size). Providing a curb cut which would take away one parking space, but it would eliminate two cars from parking on the street and thus net the neighborhood one additional parking spot. As mentioned, our lot has no alley access, and it has become increasingly difficult to safely put our children in a vehicle parked on a busy street.

Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map:

The R-4 Zone allows for various types of residential structures at a height of 40'-0" or 3 stories. If part of the existing conditions could be altered to conform with 60% lot occupancy, then it would be consistent and with the general intent of zoning to adapt our structures to provide a third story which, in theory, would be well under 40'-0" of height.

However, our property is within the Capitol Hill historic district, and our goal would be to keep the addition within the character of its surroundings. The addition would be two stories similar to all the houses along 10th and G Streets. The addition would not be interruptive of any alley breaks which occur mid-block, and the width of the addition would be similar to the other lots along 10th street. The final effect would look more natural and historic than the current situation, which breaks our lot into inconsistent pieces.

Summary:

We would like to work with the District and neighborhood committees to achieve our desired addition and parking, while being appropriate in both intent of zoning and design. The addition would not affect any neighboring properties and parking. The desire is not to exceed height, but to gain the better use of our corner lot which is primarily under-sized and without alley access.

Edward Ertel date: 3/1/05