February 25, 2005

To: The District of Columbia Office of Zoning
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From: The Ertel Family
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To whom it may concern,

The following information is for the ~~special exception~~ VARIANCE application regarding **924 G Street, SE** :

Special Exception being sought:

We, the owners and residents of 924 G Street, SE , are seeking a special exception 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 100% lot occupancy for the reasons included in this application.

Property description:

The lot is number 33 within square 949, located at the northwest corner of 10th and G Street, SE. The lot is occupied currently by 2 structures each two stories separated by a courtyard within the middle of the lot along 10th Street. The lot area is 1,452 square feet, 22.4 feet along its front on G Street, and 65.0' along its side at 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 second story has two usable bedrooms with a third small room currently acting as a nursery. 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 the 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

BZA
Case No. 17313
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17313
EXHIBIT NO. 3

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 rental unit has no basement.

Need to expand:

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. There are no windows along the side of the house at 10th Street except for a single bay window. I also work out of the house and have previously dug out the partial basement in the front of the house 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 second bedroom and a family room on the first floor, to provide below grade parking, and to provide 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, we would be faced with either altering the carriage house-rental unit or moving locations.

Zoning Criteria:

As described above, our current lot is 1,452 square feet. The zoning for R4 shows under 401.3 a minimum lot size of 1,800 square feet. Also, under section 223 for additions to residential dwellings, the addition we desire to build will not substantially or adversely affect either the light or air available to neighboring properties, the privacy of use and enjoyment of neighboring properties, and the character of the street and neighborhood. 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. There will be no neighboring properties affected by the addition, because it will be between two structures within our property. Finally, the addition will improve the character of the street compared with the existing wall and will maintain the scale, rhythm, and style of surrounding of our neighborhood.

Architectural Character:

Our property is within the Capitol Hill historic district, and our goal would be to keep the addition within the style and character its surroundings. The addition would be two stories similar to all the houses along 10th Street. There will be double hung windows with tall lintels and projecting sills. The roof line will drop lower than the Main House to the south and the Carriage house-Rental unit to the North. This will maintain a change in rooflines common to the historic neighborhood and not to deter from the existing corbelling at the parapets of the adjacent structures. The façade of the addition will be slightly inset from the two existing structures to maintain to create a change in plane. The window sills would also be purposely higher or lower. Quality materials of brick, cast stone, metal, and or wood siding would be used for the addition depending on the final developments with the Historic Preservation Office. The roof deck planned as part of the scope of work would be on top of the main house and not be visible from

across all streets. The main house has an existing continuous parapet of nearly 4'-0" above the roof line.

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 2/25/05

Edward Ertel date: