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March 15, 2005

Ms. Jerrylee Kress
Director, Office of Zoning
District of Columbia

Reference: 1812 35th St NW, Washington, DC 20007

Dear Ms Kress:

Attached please find our application for a Special Exception under paragraph 223.1 of the Zoning Regulations for above referenced property.

We are the owners of this property and we have proceeded with renovations to this property under a permit issued by the Department of Consumer and Regulatory Affairs. The property is a wall on-line detached dwelling. The permit was issued based on a classification of the property as a row dwelling. The row dwelling classification was obtained by the addition of a trellis connecting the house to the adjacent property to the South.

We are now applying for this Special Exception to eliminate the need for a trellis, eliminate the need for changing the classification of the building, and allow for the extension to be completed as per the plans approved by DCRA.

We are seeking relief of the lot occupancy requirement from 40% to 43.4% and of the side yard requirement in the upper two floors of the house, to align with the existing side yard, from 8' to 3' (existing).

Granting this relief will not have a substantial adverse impact on surrounding properties, in particular, (a) the light and air available to neighboring properties shall not be unduly affected; (b) the privacy of use and enjoyment of neighboring properties shall not be unduly compromised; (c) the addition, together with the original building, as viewed from the street, alley and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and (d) to demonstrate compliance with items (a) through (c) of this paragraph, we shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

Thank you for your attention to this matter and please do not hesitate to call us if you have any questions or require additional information.

Gisela C. Garcia Tunon

Gisela Garcia-Tunon
for 1812 35th St Associates LLC
6504 Millwood Road
Bethesda, MD 20817
301 229 3328

BZA
Case No. 17327
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17327
EXHIBIT NO. 3