OUTERBRIDGE HORSEY ASSOCIATES, PLLC

April 29, 2005

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TO: Board of Zoning Adjustment

FROM: Outerbridge Horsey, AIA

RE: 3051 Avon Lane, NW

Application for Special Exception

On behalf of the owner, Mr. Joseph Stettinius, we are requesting a Special Exception to construct one and two story additions to the single-family dwelling located at 3051 Avon Lane, NW.

The existing property has a non-conforming accessory structure, a garage, in the front yard. This is the result of this garage having access from what was previously knows as Avon Lane which was a public ally and was converted to a public street approximately 5 years ago.

The proposed project will remove the non-conforming aspect of the accessory building by connecting it to the principal dwelling through the addition. Because the project eliminates the side yard on the West side of the house in conjunction with the garage it creates a semi-detached structure permissible only in R-1-B zone only with a Special Exception. We reviewed the project with Mr. Toye Bello, Zoning Administrator, who advised and concurred with the above interpretation.

Thus we are seeking zoning relief under section 223 for 100% variance from the side yard requirement. The rear yard, East side yard, and lot coverage are in conformance with the zoning regulations.

Per the requirements of Section 223.2, the proposed addition does not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties is not unduly affected.
(b) The privacy of use and enjoyment of neighboring properties is not unduly compromised.
(c) The addition, together the original building as viewed from the street and alley does not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

Mr. & Mrs. Stettinius have spoken to and received support from several neighbors. Comments and letters from the neighbors will be submitted to the board prior to the hearing.

We look forward to reviewing this project with the Board.

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CASE No. 17355
EXHIBIT No. 6
Board of Zoning Adjustment
District of Columbia
CASE NO. 17355
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