1742 Hobart St. NW
Washington, DC 20009
August 25, 2005

Board of Zoning Adjustment – Office of Zoning
Department of Consumer and Regulatory Affairs
Government of the District of Columbia
441 4th St. NW
Suite 210
Washington, DC 20001

Reference: Case No. 17361

To Whom It May Concern:

Please find enclosed an application for a special exception for the above address. This replaces the earlier application for a variance for deck construction at the same address. We are revising the application on the advice of BZA staff, who advised that our property does not involve the "extraordinary or exceptional situation or condition" for which a variance would be needed. The enclosed drawings reflect the new dimensions of the deck – formerly 194 square feet, now 124 square feet – which conform to the maximum lot occupancy allowed by Section 223.3.

The requested special exception includes two nonforming features which were in existence when we purchased the house: the front court, part of which is three feet wide, less than the minimum required six feet; and the rear yard, which is 14 feet deep compared to the minimum required 20 feet.

Also enclosed here is a copy of a resolution of Advisory Neighborhood Commission 1D supporting the original plan for a larger deck, letters of support from neighbors, revised drawings of the proposed construction, and photographs of other properties on the 1700 block of Hobart St. NW which illustrate the compatibility of our proposed deck to nearby structures.

If you have any questions, you may contact me at (202) 366-5582 (daytime) or (202) 265-4982 (weekends and evenings).

Sincerely,

William H. Mosley, Jr.
Homeowner

BZA
Case No. 17361
Exhibit No. 24

Cc: John Moore, Office of Planning
ANC 1D
Angelia Scott, Commissioner, ANC 1D-06

Board of Zoning Adjustment
District of Columbia
CASE NO. 17361
EXHIBIT NO. 24

Form 135 — Side 1
(Revised 03/15/02)

Case No. 17361

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
1742 Hobart St NW	2588	101	R-4	1D-06

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought*	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☑ §3104.1-Special Exception
Pursuant to Subsections			223.3

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

1. **the agent is duly licensed to practice law or architecture in the District of Columbia;**
2. **the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and**
3. **the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.**

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owners Signature		Owner's Name	William H. Mosley Jr.
Agent Signature		Agent Name	William S. Huang
Date*	8/12/2005	DC Bar No. 413047	or Architect Registration No.

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐ Accepted for filing.

☐ Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.

☐ Rejected for failure to comply with the provisions of

- ☐ DCMR Title 11 §3113.2; or
- ☐ DCMR Title 11 Zoning Regulations.

Explanation

Signature:		Date	

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Form 135 — Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1,700 sq.ft.	N/A	N/A	1,700 sq.ft	N/A
Lot Width (ft. to the tenth)	20.0'	N/A	N/A	20.0'	N/A
Lot Occupancy (building area/lot	62.4%	N/A	70%	69.7%	N/A
Floor Area Ratio (floor area/lot area)	62.4%	N/A	70%	69.7%	N/A
Parking Spaces (number)	1	N/A	N/A	1	N/A
Loading Berths (number and size	0	N/A	N/A	0	N/A
Front Yard (ft. to the tenth)	216.0 sq.ft.	N/A	N/A	216.0 sq.ft.	N/A
Rear Yard (ft. to the tenth)	280 sq.ft (14' deep)	400 sq.ft (20' deep)	N/A	2760 sq.ft	N/A
Side Yard (ft. to the	none	N/A	N/A	N/A	N/A

tenth)					
Court, Open (width by depth	6' x 26' (part) 3 x 13' (part)	6' width	N/A	no change	N/A
Court, Closed (width by depth	none	N/A	N/A	none	N/A
Height (ft. to the tenth)	20.2 ft (front) 28.3 ft (rear)	N/A	N/A	same as now	N/A

Print Preview | Clear Form

Wayne Kahn 1D01 Secretary rtonrhythm@boo.net	**Mount Pleasant Advisory Neighborhood Commission**	**Gregg Edwards 1D04** Vice Chair g@ge1.org
1D02 vacant	anc1D mount pleasant, dc	**Rich Wysocki 1D05** Treasurer rwysocki92@verizon.net
Jack McKay 1D03 Chair jack.mckay@verizon.net	P.O. Box 43529 Washington, DC 20010 Tel. 462-8692	**Angelia Scott, 1D06** pastorascott@yahoo.com

Resolved: concerning BZA Application No. 17361, for a deck at 1742 Hobart Street NW, ANC1D has no issues nor concerns, and advises the BZA to approve this application.

Passed by four to zero vote at the legally noticed, public monthly meeting of June 7, 2005, with a quorum present. (Four Commissioners constitute a quorum.)

Jack McKay
Chairperson, ANC 1D
June 11, 2005

To: D.C. Board of Zoning Adjustment

As an immediate neighbor of 1742 Hobart St. NW, I support the application of the owners of the aforementioned property for a special exception to construct a deck.

Signed _____

Printed name Charles Lubard

Owner, 1744 Hobart St. NW

Date 8/22/05

To: D.C. Board of Zoning Adjustment

As an immediate neighbor of 1742 Hobart St. NW, I support the application of the owners of the aforementioned property for a special exception to construct a deck.

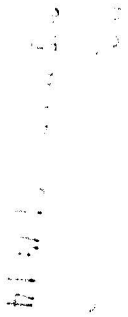
Signed John C. Keegel

Printed name JOHN C. KEEGEL

Owner, 1740 Hobart St. NW

Date 8/22/05

The following photographs show existing decks on the 1742 block of Hobart St. NW, showing the compatibility of the proposed construction with existing nearby structures.



Large addition at 1764 Hobart



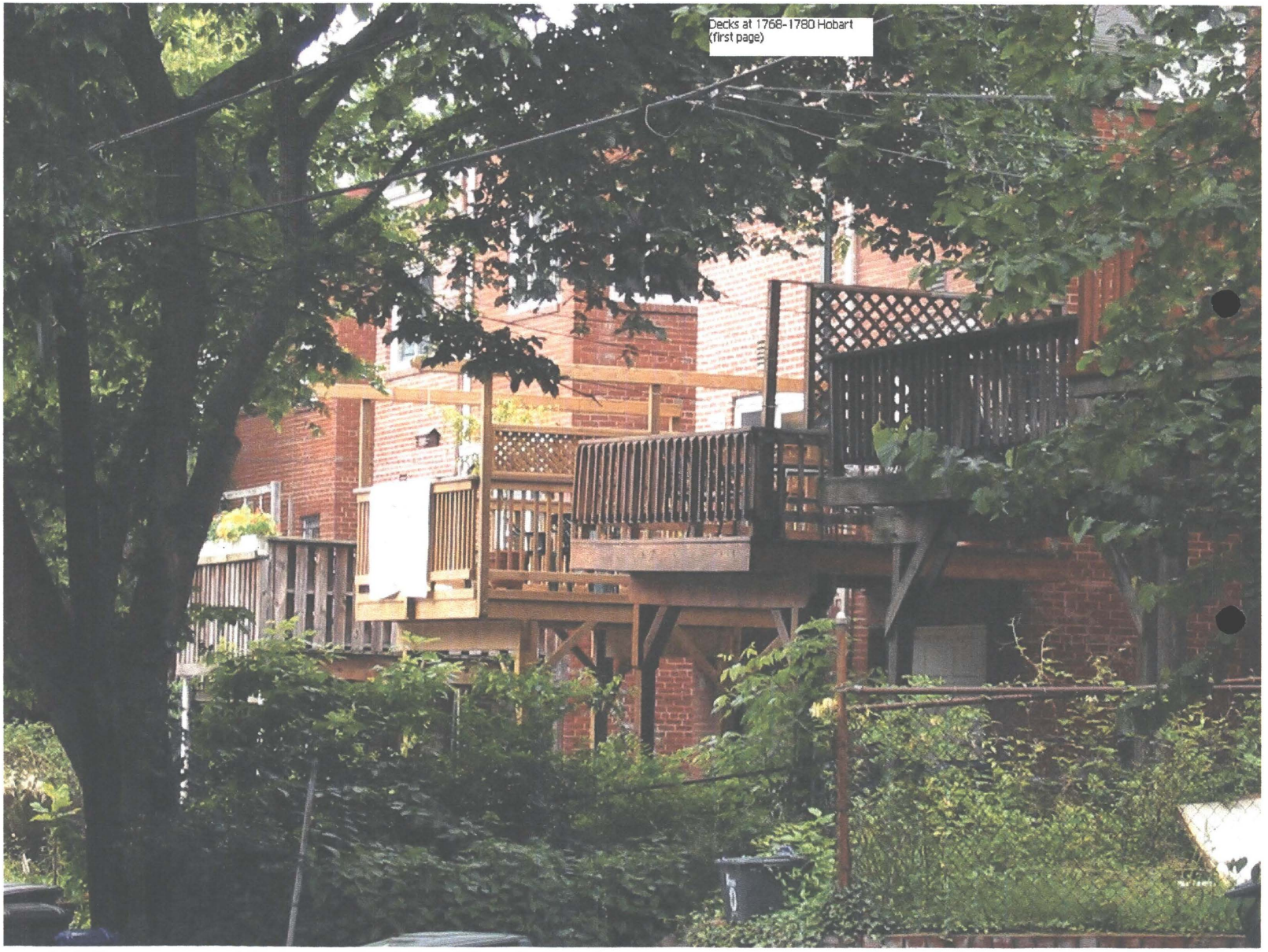
Right: 1742 Hobart (applicant's)

Left: 1744 Hobart




1748 Hobart


1754 and 1756 Hobart


Decks at 1768-1780 Hobart
(first page)


1762 Hobart add-on

Decks at 1768-1780 Hobart
(page 2)



EXHIBIT 24

CASE NO. 17361

IS AN OVERSIZED EXHIBIT

PLEASE SEE AT OFFICE