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Board of Zoning Adjustment-Office of Zoning
District of Columbia Office of Consumer and Regulatory Affairs
Government of the District of Columbia
441 4th Street, NW, Suite 210
Washington, D.C. 20001

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Ref: Proposed Deck Addition to an Existing Non-conforming
Single Family Row Dwelling Structure
1742 Hobart Street, NW
Lot 101, Square 2588

BURDEN OF PROOF

History of the property:

The structure that is the residence of William H. Mosley, Jr. and Lisa Dowden is an existing non-conforming structure predating the 1952 and 1938 Zoning Regulations. The adjacent property has an existing deck of similar size and scope. The residents are filing an application with the hope that the board will approve the following variances.

Variance from Section 2001.3(a) and (b) to allow an addition to an existing non-conforming structure located in an R-4 Residential Zone District:
The existing structure attached to the rear of the property is in such a state of disrepair that it constitutes a safety hazard. It is ten feet in the air and sways to the point it is not being used on a regular basis. This is creating a hardship for the homeowners due to lack of access through this entrance.

Variance from Section 403.2 the maximum allowed lot occupancy for a single family row dwelling structure in the R-4 Residential Zone District:
The existing structure currently occupies 63.0% of the lot and the proposed coverage is 73.8%. The additional coverage is to allow the residents and guests a safe area to exit and enter the dwelling. The current area for this purpose is a very small landing at the top of a narrow set of stairs. While carrying any packages a person must hang over the edge of the landing, ten feet above the ground, to open the gate. The proposed plan is to enter and exit on the deck then cross to the stairs, thus reducing any danger. It will also allow for additional convenience. A small table may be placed on the deck thus providing a surface that packages may be placed on while the door is unlocked and opened.

BZA
Case No. 17361
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17361
EXHIBIT NO. 4

BUSINESS OFFICE
4340 Montgomery Avenue, Bethesda, Maryland
20814

MAILING ADDRESS
7201 Brookville Road, Chevy Chase, Maryland
20815

(301) 656-6414

Variance from Section 404.1 the minimum required rear yard setback for a single family row dwelling structure in the R-4 Residential Zone District:
The structure currently has a fourteen-foot rear yard and the proposed deck addition would leave a space of one foot for a four-foot width. The remainder of the width of the rear yard would have a greater depth. This depth will vary dependant on location. The proposed deck being a second level deck would still allow for one parking space and foot traffic underneath. The proposed deck would be of similar size and scope as the one located on the property adjacent to lot 823. The proposed deck will enhance the safety of the property for the aforementioned reasons. The proposed deck will enhance the visual appearance of the neighborhood and property. It will be constructed of some of the finest building materials such as clear cedar decking. The proposed deck will enhance the quality of life for the residents by creating an exterior living area where currently there is not one.