Stanton Park Neighborhood Association
P.O. Box 75085, National Capitol Station, Washington, D.C. 20013-5085

June 18, 2004

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Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington DC 20001

Re: BZA Case No. 17379
516 Groff Court NE

Dear Sir:

The Land Use Committee of the Stanton Park Neighborhood Association met on September 12, 2005 and reviewed the referenced project. The owner and his Architect presented the conceptual design and described the zoning relief they seek.

The Committee does not object to the applicant's request for an increase of the lot coverage to 70%. However, we believe this project may additional zoning relief beyond that requested by the Applicant. We found that the drawings did not contain adequate information to fully assess the extent of zoning relief that would be required. We note the following areas where we felt further attention and information is required:

1. This property is located in the Cap-R-4 Overlay District and has a maximum FAR of 1.8. The Applicant maintains that the proposed FAR is 1.7, but the drawings did not provide adequate dimensions to confirm this. As a result, FAR compliance is not clear
2. The rear yard requirement of 20 feet has not been met. The Applicant maintains that this property qualifies as a "through lot" and that the rear yard measurement can be taken from the middle of the 10' rear alley. We do not believe this property meets the requirement for a through lot and that the proposed addition would reduce the rear yard below the minimum requirement.
3. The Applicant's property survey appears to contain an error in the width of the alley at the front of the property. The actual width of this alley is 20 feet rather than the 15 feet indicated on the survey. This is significant in determining the visibility of the proposed third floor addition. (At a subsequent meeting with the ANC Zoning & Licensing Committee the owners acknowledged the conflicting information they had received from various surveys and have moved to rectify the plans.)
4. Letters from adjoining property owners should be provided indicating their support for the proposed alterations.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17379
EXHIBIT NO. 26

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The SPNA Land Use Committee recommends approval of the requested zoning relief for the proposed addition and looks forward to reviewing the design when this project is submitted to the HPRB.

Sincerely,

Drury Tallant, Co-Chair
SPNA Land Use Committee

Cc: Kelly Hansen, 516 Groff Court., NE

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

★ ★ ★

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FROM: **Darren A. Bowie, Chair**
Dupont Circle Advisory Neighborhood Commission 2B
(703) 265-7761

DATE: 10/11/05

SUBJECT: BZA Application No. 17337

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