Case Number: **17379**
October 21, 2005
Pages Including Cover **9**

To: The District of Columbia Office of Zoning
441 4th Street, NW
Ste 210-2
Washington, DC 20001
202-727-6311
fax 202-727-6072

From: Kelly Hansen and Aziz Erraziqi
516 Groff Court, NE
Washington, DC 20002
202-546-8321

RECEIVED
D.C. OFFICE OF ZONING
2005 OCT 24 AM 8:12

To whom it may concern,

Please find the attached photo of the sign for public notice regarding 516 Groff Court, NE. Also, please find attached the fax that was sent to Stephen Morphin, the Development Review Specialist with the Office of Planning.

Please call with any questions.

Thank you,
Dennis Connors, AIA
synergy design
708 5th Street, SE
Washington, DC 20003
202-412-5317

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17379
EXHIBIT NO. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17379
EXHIBIT NO. 30



BZA file No. **17379**
October 7, 2005
Pages including cover 7

To: The District of Columbia Office of Planning
Attn: **Stephen Mordphin**
Development Review Specialist

fax 202-442-7638

From: Dennis Connors, AIA
C/O: Kelly Hansen and Aziz Erraziqi
516 Groff Court, NE
Washington, DC 20002
202-546-8321

Mr. Mordphin,

The following information is for the **special exception** application of **516 Groff Court:**

1. Revisions to Form 135 (maximum FAR and rear yard setback)
2. Revision to Sheet #5 Proposed Section
3. Revised Proposed Section with a 20'-0" Measured Alley at the front
4. Copy of letter from the CHRS
5. Signatures from neighbors including 514 and 518 Groff Court
6. Letter from the Blackfords at 317 F Street, NE

Please excuse the lateness of this fax. As discussed, the revised section is simply the same section with measurements of the exsiting measured alleys and the dimensions which reflect the 1.7 proposed FAR.

Finally, Kelly and Aziz are going to request the additional relief of **3.58'** for the rear yard setback. At first, I had thought this property would be considered a through lot which allows the rear yard to be measured from the center of the rear street. It seems clear, however; that an alley is not a street and should not be considered as such.

If you can send a copy of your report before the BZA hearing that would be helpful.

Thank you again,
Dennis Connors, AIA
synergydesign@verizon.net

ature: 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

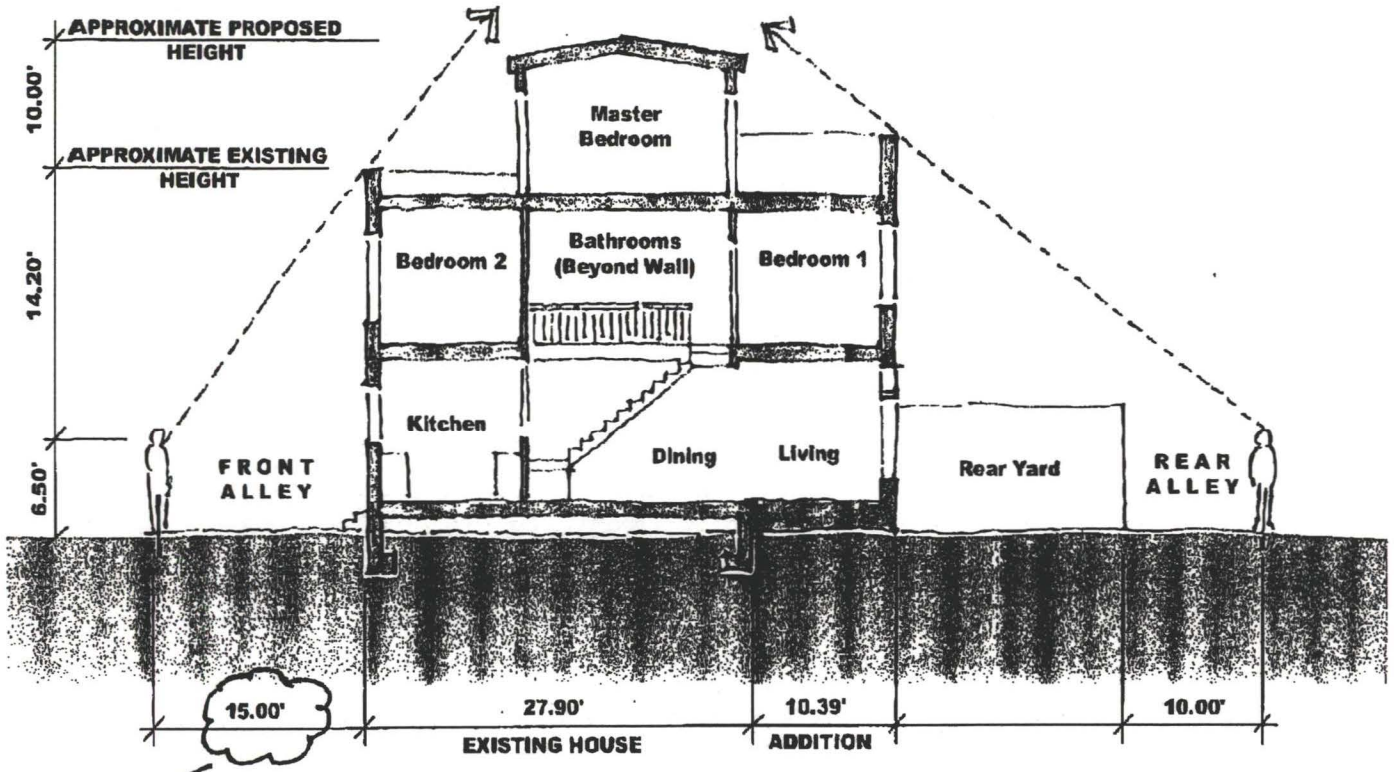
Form 135 — Side 2 * AS PER THROUGH LOT.

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.

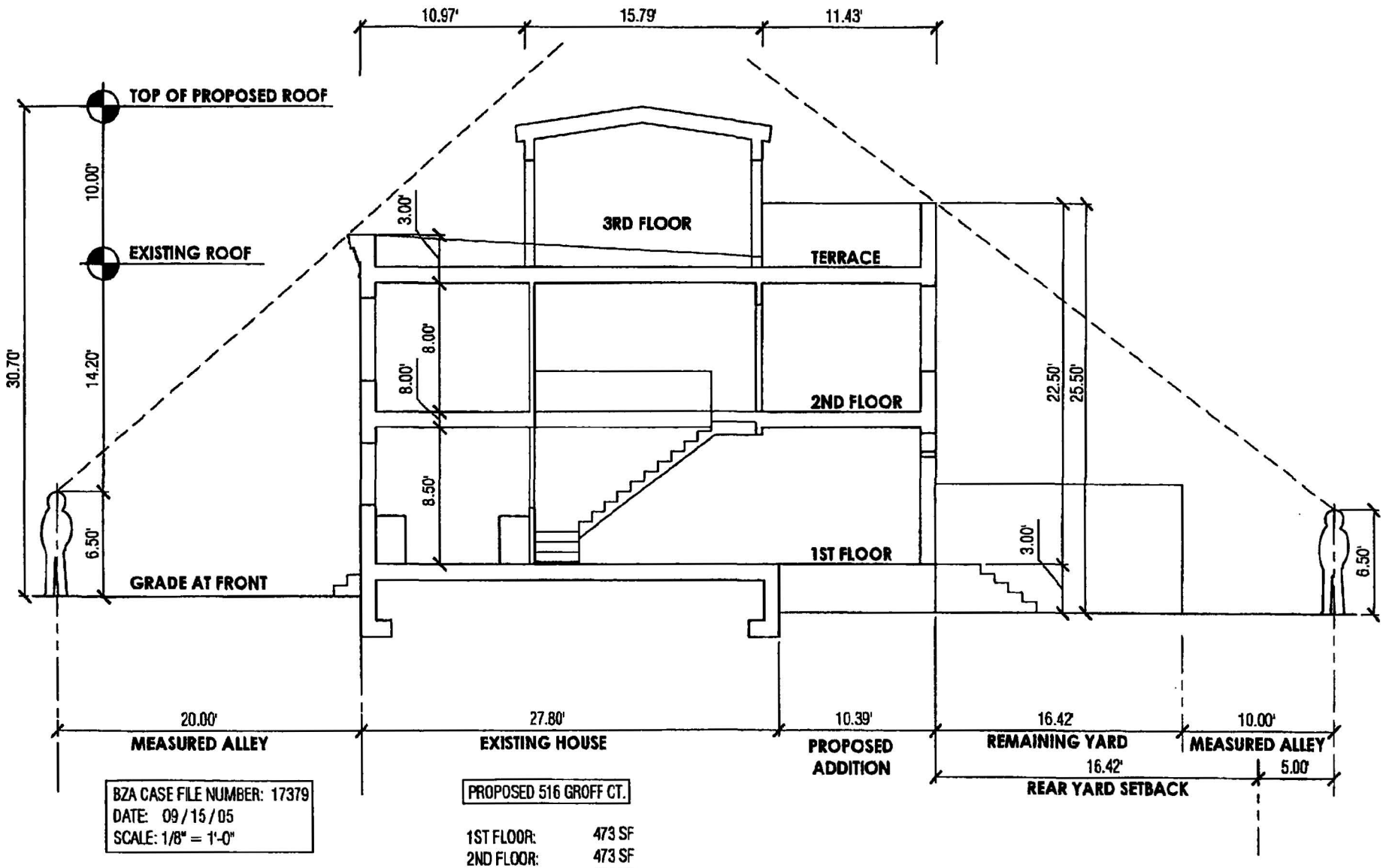
ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	675.1	1,800.0	none	675.1	none
Lot Width (ft. to the tenth)	12.3	18.0	none	12.3	none
Lot Occupancy (building area/lot	51.0	none	60.0	70.0	10.0%
Floor Area Ratio (floor area/lot area)	1.0	none	none 1.8 MAX	1.7	none
Parking Spaces (number)	none	none	none	none	none
Loading Berths (number and size	none	none	none	none	none
Front Yard (ft. to the tenth)	none	none	none	none	none
Rear Yard (ft. to the tenth)	41.81 to center of * ALLEY	20.0	none	31.41 to center of 21.42 ALLEY	none 3.58' IF NEEDED
Side Yard (ft. to the tenth)	none	none	none	none	none



SEE REVISED SECTION 09/15/05

PROPOSED SECTION
scale: 1/8" = 1'-0"

Oct 21 05 02:31p Dennis E. Connors 2025467328 p.5



BZA CASE FILE NUMBER: 17379
DATE: 09/15/05
SCALE: 1/8" = 1'-0"

PROPOSED 516 GROFF CT.

1ST FLOOR:	473 SF
2ND FLOOR:	473 SF
3RD FLOOR:	194 SF
TOTAL:	1,140 SF
DIFFERENCE:	454 SF

CAPITOL HILL RESTORATION SOCIETY
PO BOX 15264 • WASHINGTON, DC 20003-0264 • 202-543-0125

September 21, 2005

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: BZA# 17379

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on September 15, 2005, considered the above case. The case involves the application of Kelly Hansen for a special exception to allow a rear two-story addition at 516 Groff Count, NE. The applicants need a special exception to increase the lot occupancy to 70%.

The applicant made a presentation at the meeting and the committee voted unanimously to support the application. The committee found that the addition will not affect the light and air nor privacy of use and enjoyment of neighboring properties. Letters of support from adjacent property owners were given to the committee. The committee also found that this addition does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage.

For these reason, we urge the Board to approve the application.

Respectfully,

Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee

COPY

CC: Kelly Hansen and Aziz Erraziqi
516 Groff Court, NE
Washington, DC 20002

September 15, 2005

We, the undersigned, are neighbors of Kelly Hansen and Aziz Erraziqi at 516 Groff Court. We have discussed their renovation plans, and have no objections to the construction project. We also understand that Kelly and Aziz will make every effort to make sure the construction is not a nuisance to their neighbors.

NAME	SIGNATURE	ADDRESS
Slavik Bvagnsky		514 Groff Ct, NE
Madge Faroogs		508 Groff Ct. NE
JULIE ASHLE		332 EST NE
Mary Strong	Mary L Strong	530 4th St NE
	Michael Segal	518 4th ST NE

September 15, 2005

We, the undersigned, are neighbors of Kelly Hansen and Aziz Erraziqi at 516 Groff Court. We have discussed their renovation plans, and have no objections to the construction project. We also understand that Kelly and Aziz will make every effort to make sure the construction is not a nuisance to their neighbors.

NAME	SIGNATURE	ADDRESS
Michael McManus	M. McM	518 Groff Ct. NE

COPY

CDR. & MRS. R. BLACKFORD
317 FST NE
WASHINGTON DC 20002
9 SEPT 2005

BOARD OF ZONING ADJUSTMENT
RE: APPLICATION NR. 17379

WE HAVE NO OBJECTION TO THE REQUEST FOR THE EXCEPTION IN THE ABOVE APPLICATION. THIS CONSTRUCTION WOULD HELP KEEP YOUNG FAMILIES IN THE NEIGHBORHOOD.

WE DO REQUEST THAT THE ALLEY IN THE REAR OF THE HOUSE NOT BE BLOCKED FOR MORE THAN SHORT PERIODS OF TIME DURING LOADING/UNLOADING OF SUPPLIES. WE USE THIS ALLEY FOR ACCESS TO OUR GARAGE.

SINCERELY