

Application for Special Exception

Brink Higgins Residence
3512 Rodman Street NW
Washington, DC 20008
June 7, 2016

BZA Case: 19279

PRE-HEARING STATEMENT

Regarding this project, we have two amendments to our submission.

1. Zoning Regulations From Which Relief Is Being Sought

As stated in our original submission, dated 4.8.16, we are seeking relief under Sec. 405.9, regarding the required side yard.

We would like to amend that request to include additional relief from Sec. 2001.3, Enlargements or Additions to Non-conforming Structures. The existing structure is non-conforming, with an east side yard of only 3.5'. We are requesting to extend this existing non-conformity with the addition that we are proposing.

Such relief from 2001.3 is covered under Sec. 223. As laid out in our arguments in our original submission, this addition does not have a substantially adverse effect on any abutting or adjacent dwelling or property. Additionally, our file contains statements of support from the adjacent and abutting affected neighbors.

2. Revision to Proposed Addition

As laid out in our original submission, we proposed a 2-story addition to the rear of the existing residence which requires relief from 405.9 and 2001.3. At the southeast corner of the house, our original proposal had an open patio with pergola.

We are submitting today a revision to that design that adds a one-story screen porch in place of the pergola-covered patio. The proposed screen porch also projects into the required side yard and requires the same relief we have requested, from Sec. 405.9 and 2001.3. It sets back from the east property line 4.28', and projects rearward from the proposed structure 12.1'.

The revised design can be seen in the amended drawings, dated 6.7.16.

We have reviewed the revised design with Nancy MacWood(SMD09) and Margaret Seigel(SMDO5) of the ANC-3C Planning and Zoning Committee. They are in support of the revision and expect to be supplying to our case file an amended resolution from

ANC-3C following their ANC meeting on the evening of June 20, 2016, the night before our hearing.

Further, we have met and shown drawings to the side neighbors immediately adjacent to the project at 3510 Rodman Street, NW and 3514 Rodman Street, NW, and they are in support of the project. Their updated statements of support for this amendment are contained in case file.

We look forward to your review of our project.

Christopher R. Snowber AIA
Hamilton Snowber Architects
Authorized Representative of Owner