

**Notice to ANC and Neighbors of Revised Application**

After Applicants revised their application to include a variance for Subtitle C, § 202.2 for expansion of existing nonconformities, Applicants provided notice to their ANC and neighbors as follows:

- **ANC** – Applicants sent an email to ANC 6B regarding the change. A copy of this correspondence is enclosed.
- **Adjacent Neighbors (154 and 158 Duddington)** – Applicants sent an email to each neighbor explaining the change to their application since they had previously sat down with each neighbor and provided a detailed explanation of their plans and application. A copy of this correspondence is enclosed.
- **Other Neighbors within 200 Feet** – As noted previously, Applicants had initially sent a letter to all owners within 200 feet of their property stating that Applicants were proposing to do a small, rear addition to their home and were requesting a variance and a special exception from certain zoning regulations to do so. Because Applicants' revised application still requests a variance and a special exception and no neighbors reached out for more information about which specific zoning regulations from which Applicants are requesting relief, Applicants have no new information to provide to other neighbors with 200 feet.

**Notice to ANC 6B**



Sarah Beth Kuyers &lt;sarahbethsmith2@gmail.com&gt;

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**BZA #19933: 156 Duddington Place SE**

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**Sarah Beth Kuyers** <sarahbethsmith2@gmail.com>

Fri, Mar 22, 2019 at 9:16 AM

To: "ANC 6B Office (ANC 6B)" &lt;6B@anc.dc.gov&gt;

Cc: "Holman, Corey (SMD 6B06)" &lt;6B06@anc.dc.gov&gt;, "Samolyk, Jennifer E. (SMD 6B01)" &lt;6B01@anc.dc.gov&gt;

Hi Barbara, Corey, and Jennifer,

Thank you again for your support for our proposed addition. We are writing to give you an update on our case. As you know, our original hearing was scheduled for March 6th. We requested that it be postponed until April 3rd because the Office of Planning/Office of the Attorney General reviewed our application and believed that we needed to ask for one more piece of legal relief for our proposed addition. We haven't changed the design at all, and the main issues remain the same. We discussed at the Planning and Zoning Committee how our house already does not conform with the zoning regulations' lot occupancy and rear yard requirements, and that we therefore submitted an application to the BZA to get a variance and special exception from these requirements (respectively) for our proposed addition. However, we learned that the OAG determined that we also need to request a variance from Subtitle C, Section 202.2, which prohibits further expansions of existing nonconformities. (We heard from OP that the OAG has been a bit inconsistent in when they require this request for legal relief, but they are requiring it for us so we are proceeding accordingly.) Because this regulation really just ties back to those original two issues already discussed and we were already requesting a variance from the lot occupancy requirements, it didn't change our application besides adding the extra request for relief.

For these reasons, we don't feel that there are any new issues for us to discuss before the Committee, but please let us know if you have any questions or would like additional information.

Thanks!

Sarah Beth &amp; Josh

On Fri, Jan 25, 2019 at 6:42 PM ANC 6B Office (ANC 6B) <6B@anc.dc.gov> wrote:

Good evening Mr. and Mrs. Kuyers,

Attached is a copy of the official ANC 6B letter that was submitted to IZIS in regards to your BZA case. Please let us know if there is anything else we can assist you with.

Have a great weekend!

Best Regards,

Barbara Flemming

Executive Director, Advisory Neighborhood Commission 6B



**Notice to Neighbor at 154 Duddington Place S.E.**



Sarah Beth Kuyers &lt;sarahbethsmith2@gmail.com&gt;

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## Our proposed addition

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**Sarah Beth Kuyers** <sarahbethsmith2@gmail.com>

Fri, Mar 22, 2019 at 10:18 AM

To: "Boucher, Rick" &lt;rboucher@sidley.com&gt;

Cc: Josh Kuyers &lt;jkuys9@gmail.com&gt;

Hi Rick,

Hope all is well. We wanted to give you a quick update on the zoning case for our proposed addition. As you probably are aware, we had a hearing before the Board of Zoning Adjustment scheduled for March 6th. We asked for that hearing to be postponed until April 3rd because the Office of Planning and Office of the Attorney General reviewed our application and believed that we needed to ask for one more piece of legal relief for our addition. We haven't changed the design or plans at all, but since our house is already not in conformance with certain zoning regulations (i.e., lot occupancy and rear yard), the Office of the Attorney General is requiring that we get a variance from an additional zoning regulation that doesn't permit further expansions of existing nonconformities. We had to update our application accordingly and wanted a little extra time to complete it, so that is why the hearing was postponed to April 3rd.

Let us know if you have any questions.

Thanks,  
Sarah Beth & Josh

**Notice to Neighbor at 158 Duddington Place S.E.**



Sarah Beth Kuyers &lt;sarahbethsmith2@gmail.com&gt;

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## Our proposed addition

1 message

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**Sarah Beth Kuyers** <sarahbethsmith2@gmail.com>

Fri, Mar 22, 2019 at 10:23 AM

To: Jill Schreifer <jschreifer@gmail.com>, Matt O'Connell <matt.oconnell@gmail.com>

Cc: Josh Kuyers <jkuys9@gmail.com>

Hi Jill & Matt,

We wanted to give you guys a formal update on the zoning case for our proposed addition, in case you're interested!

As I mentioned before, we asked that our case before the Board of Zoning Adjustment be postponed until April 3rd. We asked for this postponement because the Office of Planning and Office of the Attorney General reviewed our application and believed that we needed to ask for one more piece of legal relief for our addition. We haven't changed the design or plans at all, but since our house is already not in conformance with certain zoning regulations (lot occupancy and rear yard), the Office of the Attorney General is requiring that we get a variance from an additional zoning regulation that doesn't permit further expansions of existing nonconformities. We had to update our application accordingly and found out about it about 2 weeks before the original hearing while we were away on vacation, so we ended up deciding to postpone it so that we had enough time to update everything when we got back.

Fortunately, we learned yesterday that the Office of Planning wrote a letter to the Board recommending approval of our application, which is helpful for our case. We will definitely let you know how it goes on April 3rd!

Thanks!

Sarah Beth & Josh