

STATEMENT OF CLARIFICATION ON ARCHITECTURAL DRAWINGS

RE: James Anderson, DCRA BZA Case #FY-19-22-ZZ

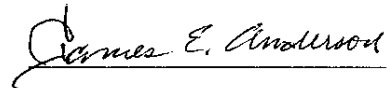
We originally obtained the wrong kind of permit. However, we did not realize this until after construction was substantially complete. The new set of plans (uploaded May 17th) supersedes Exhibit 3 and accurately shows the existing and as-built project that includes a two story 10-foot addition.

A two story 10-foot addition was built and the house is now 17 feet from the alley rather than the 20-foot rear yard setback required by the zoning regulation.


We are seeking relief from this requirement as well as the 60% lot occupancy requirement, as lot occupancy is currently at 67%.

The language in the ECA filing is erroneously stated in that the addition was not built 3 feet longer than permitted. To be clear, the building exceeds the rear yard setback requirement of 20 feet permitted by the zoning regulation. The setback measures about 17 feet instead. Three feet is the difference between the requirement and the structure as-built.

As a result of questions from the April 24th hearing, we hired a new architect to draft a new set of accurate plans to accurately depict the project as constructed.

 May 17, 2019

James E. Anderson

 May 17, 2019

Lisa Anderson