

Photo I: Front facade of 4725 Yuma Street



Photo A: rear yard of 4725 showing slope of grade and abutting east and west neighbors



Photo B: Existing accessory garage in relation to existing house and west abutting neighbor



Photo C: Existing accessory garage in relation to rear yard grade and adjacent garage across alley



Photo D: existing accessory garage from rear of existing house looking towards alley



Photo E: existing accessory garage from alley looking west



Photo F: west abutting neighbor with single story addition adjacent to shared property line



Photo G: Existing addition at 4725 with addition of west abutting neighbor beyond



Photo H: rear yard of 4725 looking towards east abutting neighbor at higher grade



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 3, 2023

Plat for Building Permit of :

SQUARE 1534 LOT 33

Scale: 1 inch = 20 feet

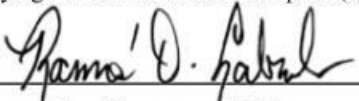
Recorded in Book 115 Page 34

Receipt No. 24-00011

Drawn by: R.O.L.

Furnished to: SASHA PETERSEN

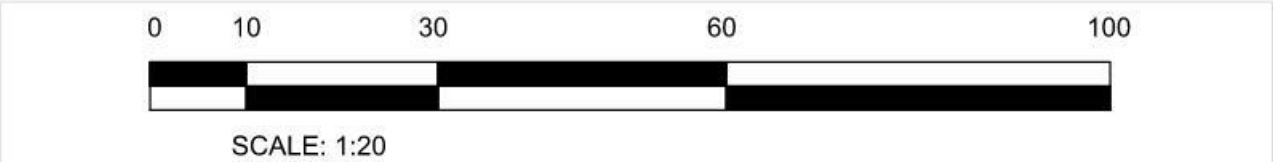
"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


For Surveyor, D.C.

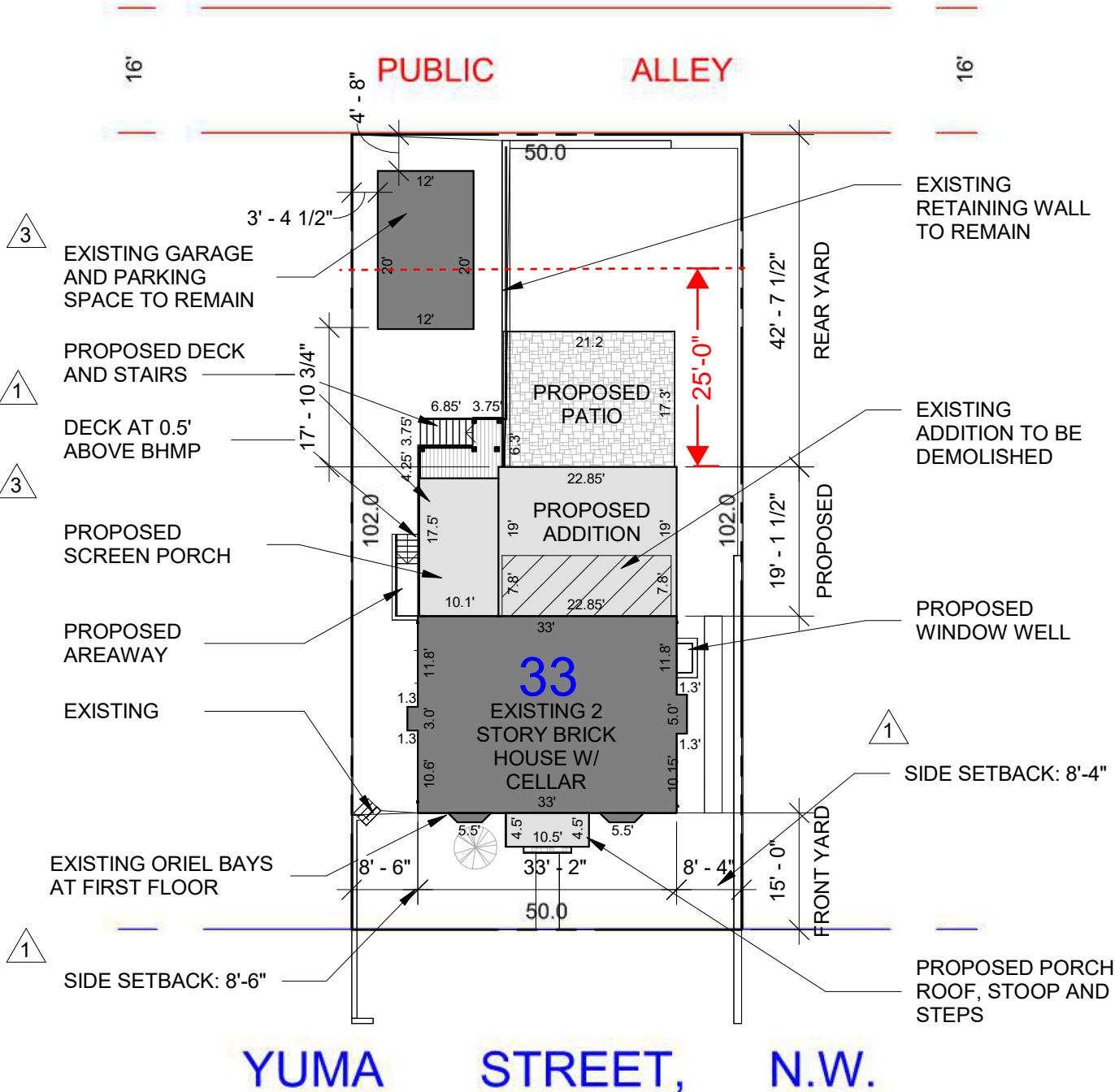
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____
Date: _____
Printed Name: _____ Relationship
to Lot Owner: _____
If a registered design professional, provide license number
_____ and include stamp below.



SQUARE 1534



10/28/2024

Re: Home Renovation
4725 Yuma St. NW
Washington, DC 20016

Dear Susan and Philippe,

As previously mentioned, we are excited to finally start on the house renovation in November. We are replacing our existing sunroom with a new addition that is 42' away from our rear property line, well above the required 25' rear yard required by DC. In obtaining our Final Building Permit (which we received October 16th), we were told that there is relatively new language which would not allow an accessory structure to be within the rear yard, and as a result we have permitted the project with a note to remove our existing garage.

Our initial plans were to either keep the garage in its current dimensions or construct a carport structure to give us an off-street parking space. After further high-level discussions with our Architect and the local ANC Chairman, it appears that the demolition could be waived by a special exception from the Board of Zoning Appeals (BZA), provided we have support from our neighbors. In considering the loss of the existing garage we have decided we would like to pursue this special exception to have the current garage remain in place with some modest upgrades to the exterior siding after we finish the main portion of the project.

I have included a copy of the plans on the following page, which show the area in question (highlighted).

Please let me know if you have any objections to our pursuit of this special exception, we're happy to discuss this further if you need a bit more explanation. If you do not object, we would like to present your acceptance in writing (email) before the ANC to work on obtaining this exception in the near term, if you are ok with our keeping the garage.

We appreciate your consideration.

Regards,

Paul and Kirsten Wallace
202-288-0418

Sasha Petersen

From: Paul Wallace <wpaulwallace3@gmail.com>
Sent: Saturday, November 9, 2024 3:37 PM
To: will@wwkconstruction.com; David Bagnoli; Sasha Petersen
Cc: Kirsten Moore
Subject: Fwd: 4725 Yuma St renovation

2 of 2 approvals:

----- Forwarded message -----

From: **Edgardo Favaro** <emfavaro@gmail.com>
Date: Thu, Oct 31, 2024 at 5:57 PM
Subject: Re: 4725 Yuma St renovation
To: Paul Wallace <wpaulwallace3@gmail.com>

Paul and Kirsten:

It is fine with us if you keep the existing garage (in the same dimensions) or install a carport on the same pad (also no larger than the existing garage).

Edgardo and Maria.

On Thu, Oct 31, 2024 at 11:03 AM Paul Wallace <wpaulwallace3@gmail.com> wrote:
Maria and Edgardo - sorry again for the noise! Should be out of the back yard soon.

Here are Kirsten and my mobile #'s again for reference:

Paul: 202-288-0418

Kirsten: 804-363-0754

As mentioned yesterday, I'm attaching a letter describing our zoning issue to allow us to keep the existing garage (in same dimensions) or installing a car port on the same pad (also no larger than existing garage). Please let us know if you're ok with as we need to go before the ANC in a week or so. Thanks again!! We really appreciate it.

Paul and Kirsten

Sasha Petersen

From: Paul Wallace <wpaulwallace3@gmail.com>
Sent: Saturday, November 9, 2024 3:35 PM
To: David Bagnoli; Sasha Petersen; will@wwkconstruction.com
Cc: Kirsten Moore
Subject: Fwd: No objections to your garage plans. Re: Renovating 4725 Yuma St
Attachments: image.png; 4725 Yuma St Renovation.docx

David, Sasha and Will,
Here is 1 of 2 confirmations that the neighbors have no objections to rebuilding the garage/carport:

----- Forwarded message -----

From: Susan Jaquet <susan.jaquet@compass.com>
Date: Sat, Nov 9, 2024 at 2:04 PM
Subject: No objections to your garage plans. Re: Renovating 4725 Yuma St
To: Paul Wallace <wpaulwallace3@gmail.com>
CC: Philippe Marciniak <philippe.marciniak@compass.com>

Dear Paul,

Philippe Marciniak and I, owners of 4721 Yuma Street, NW, on the east side of your property, have no objections to your proposed plan to have a garage where your existing one is located.

Sincerely,
Susan Jaquet

Susan Jaquet
Realtor® Licensed in DC & MD
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