

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
3049	0035	RF1	1A10

Address of Property: 3125 WARDER ST NW

ZONING INFORMATION

Relief from section(s): E-210.1 , E-5201.1(a), E-204.4**Type of Relief:** Area Variance,Special Exception

Brief description of proposed project: Demolition of existing one-car garage and rear porch and partial front porch to allow for new basement access from Warder Street (dig out), remodel existing basement by lowering finish floor (party walls on each side already underpinned by neighbors), add rear porch on main floor and addition of new bathroom at second floor (70 GSF each floor) and adding 3rd Floor and new roof (732.5 GSF). Front Porch Reduction The existing front porch, permitted with the original 1912 primary structure is proposed is being altered in the proposed renovation by allowing for front yard access to the basement. The porch will be shortened by 4 feet to allow for access with the minimum 80 inch headroom clearance and also allow for natural light into the basement. The reduction of the front porch has been studied within the existing 3100 block of Warder Street NW. The following properties have adjusted or removed their front porches (3121,3119,3117, and 3109 (removed). On the west side of the street 3114 has removed the front porch. (see attached images).

Present use of Property: One-family**Proposed use of Property:** Two-family

CONTACT INFORMATION

Owner Information**Name:** Christina Ferreri**E-mail:** Christina.M.Ferreri@gmail.com**Address:** 3125 Warder St NW Washington, DC 20010**Phone No.s:** (561)603-9284**Phone No. Alternate:****Authorized Agent Information****Name:** Christina Ferreri**E-mail:** Christina.M.Ferreri@gmail.com**Address:** 3125 Warder St NW Washington, DC 20010**Phone No.s:** (561)603-9284**Phone No. Alternate:**

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special excpetions	\$325	1	\$325
Grand Total			325

SIGNATURE

Date

Christina Ferreri

7/30/2025