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July 16th, 2025

Board of Zoning Adjustment
717 14th St NW #500
Washington, DC 20005

To Whom It May Concern,

Statement of Existing and Intended Use:

The home is currently a one-family flat. The intended use is a two-family flat with a basement rental unit.

3125 Warder Street NW is in Square 3049, Lot 035 in the RF-1 Zoning District. The existing two-story row house was permitted in 1912 on a 1,400 s.f. lot (0.0321 acres) and currently has lot occupancy of 81% (1,140.28 s.f.) which includes the primary structure, a 1923 addition of a breakfast room (see attached permit) and an accessory attached one-car garage (205 s.f.) accessed from the alley. That structure has no permit record and is scheduled for demolition as part of this project.

The proposed renovation project is within the existing footprint of the 1912 and 1923 permitted primary structures. The existing primary structure has an existing rear yard setback of 8.70 feet which is less than the 20'-0" required in the 2016 code revision. All of the primary structures on the 3100 block of Warder Street NW north of the subject property cannot meet the required setback.

The existing lot occupancy of 81% is being reduced to 66.7% with the demolition of the one-car garage (205 s.f.). A further reduction of 64.7% lot occupancy is outlined on the "burden of proof" document.

Thank you for your consideration.

Sincerely,
Christina Ferreri