



Susanna Chu <susannaychu@gmail.com>

Question regarding corner lot setbacks

LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>

To: "wfeeney@gmail.com" <wfeeney@gmail.com>

Cc: Ariel David Adesnik <adesnik@gmail.com>, Susanna Chu <susannaychu@gmail.com>, Sanchez Jason <jason@billfeeney.com>, TANYA HILL <permitxperts@gmail.com>, "Ndaw, Mamad" <mamadou.ndaw@dc.gov>, "Beeton, Kathleen A. (DCRA)" <kathleen.beeton@dc.gov>, "Washington, Ramon (DCRA)" <ramon.washington@dc.gov>

Bill Feeney:

If there is an existing house that is situated on a corner lot that currently conforms with the applicable side and rear setbacks, then the assumption is that the front of the lot is opposite arrangement, which would be for this case if Brandywine Street is the front. If an applicant then wants to propose an addition that would use a different street to be the front [in this case an addition only if no new non-conforming yard(s) would be created.

In this case, using 45th Street as the lot front, **WOULD** make the area between the lot line abutting neighboring Lot 2 to the West and the subject existing building, non-conforming in requirement. Thus, a 'switch' from a currently conforming yard arrangement to a non-conforming yard arrangement would be contrary to the Zoning Regulations.

I have consistently applied this practice to existing buildings on corner lots. If the lot was vacant, then I would agree that the owner could choose which street to be the front as they wish for yards of a current building.

Please let me know if you have any further questions.

Matthew Le Grant

Zoning Administrator- Dept of Consumer and Regulatory Affairs

1100 4th St SW- 3rd Floor

Washington, DC 20024

Matthew.legrant@dc.gov

202 442-4576

From: bill feeney [mailto:wfeeney@gmail.com] **On Behalf Of** William Feeney**Sent:** Tuesday, February 26, 2019 4:07 PM**To:** LeGrant, Matt (DCRA); TANYA HILL**Cc:** Ariel David Adesnik; Susanna Chu; Sanchez Jason**Subject:** Question regarding corner lot setbacks

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[Quoted text hidden]

Board of Zoning Adjustment
District of Columbia
CASE NO.20152
EXHIBIT NO.18

... result in the equivalent of 13 monthly payments in a year...
... automatically applied to principal. Once the enrollment process is complete...
... effective date of your first electronic withdrawal. Until you receive...
... discuss our one-time payment with...
... ment or transaction fee.

Case No.: 0102369-

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 1 in Square 1569 in a subdivision made by Morris Cafritz, as per plat recorded 99 at Folio 38 among the Records of the Office of the Surveyor of the District of Col

Case No.: 0102369-

Title Insurer: First American Title Insurance Company

THIS DEED

This Deed, made this 4th day of September, 2009, by and between **Ramon J. Boshara, Jr. and Lora L. Iannotti, by Ramon J. Boshara, attorney-in-fact, by virtue of a Power of Attorney recorded prior hereto, party(ies) of the first part** and **Susanna Chu and Ariel David Adesnik, party(ies) of the second part**:

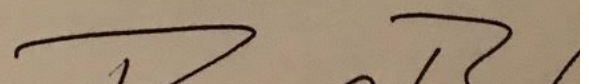
WITNESSETH, that in consideration of the sum of **\$ 925,000.00** Dollars, the party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part, in Fee Simple, as tenants in common, all that/those certain piece(s) or parcel(s) of land, together with the improvements thereon and all the rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, and as shown and described in **Exhibit A attached hereto and made a part hereof**.

BEING all of the same property as described in Deed from Andrea Pinna & Emily Pinna to Ramon J. Boshara, also known of record as Ramon J. Boshara, Jr. and Lora L. Iannotti, by Lora L. Iannotti, her attorney-in-fact, by virtue of a Power of Attorney recorded prior hereto, dated August 1, 2008, recorded March 28, 2008 among the records of The Recorder of Deeds for the District of Columbia as Instrument No. 2008033768, which has the address of 4600 45th Street NW, Washington, DC 20007.

AND the said party(ies) of the first part covenant that he/she/they will warrant specifically the property hereby conveyed; and that he/she/they will execute such further assurances of said land as may be requisite.

WITNESS my/our hand(s) and seal(s) on the day and year hereinbefore written.

Signed, sealed and delivered
in the presence of,



William L. Feeney Architect, PLLC

4519 Chesapeake Street, NW

Washington, DC 20016


tel 202-537-0397

www.billfeeney.com

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2 attachments

 **Adesnik Chu Plat .pdf**
143K

 **Adesnik survey.pdf**
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