

Owner / Applicant

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Agent

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Statement of Existing / Intended Use

The property located at 3817 Jenifer St NW is currently owned by Sarah "Sally" and Carl "Steve" O'Briant, and is used as an owner-occupied single family dwelling. The intended use shall continue as an owner-occupied single family dwelling. The owner is requesting a special exception to construct a ground floor addition which they intend to occupy as their primary residence.

Summary of Relief Being Sought

To accommodate a ground floor addition, the Owner / Applicant seeks a special exception as set forth in Subtitle D Chapter 52 (Relief from Development Standards in R-1B). As per Subtitle D Chapter 52 the Board of Zoning Adjustment is authorized to grant a special exception from Section 207.1 related to the issue of rear yard setback, and Section 208.2 related to the issue of side yard setback, and Section C 202.2, related additions to non-conforming structures. The applicant seeks the relief of the following:

- Proposed rear yard of 5'-10" (Section 207.1). The required rear yard for all buildings in the R-1B zone is twenty-five feet (25 ft.) The current rear yard setbacks are 28'-1" from the alley to the rear wall of the home. The proposed rear yard setback for the ground floor addition is 5'-10".
- Proposed side yard of 2'-7" and 14'-3" (Section 208.2). The required side yard for all buildings in the R-1B zone is eight feet (8 ft.). The current side yard setbacks are 8'-0" on the west side and 14'-3" on the east side. The proposed side yard setback for the ground floor addition is 2'-7" on the west side and 14'-3" on the east side.

Background

The property is located at 3817 Jenifer St NW, Lot 0038 of Square 1855. It is currently zoned R-1B and is within ANC 3/4G. The property is **NOT** located within a historic district. The lot is rectangular in nature and measures 60' wide on the north (rear) and south (front), and 84' long on the east and west (sides). The lot area is 5,040sf. The south property line fronts on Jenifer St NW with a 60' right of way. The west lot line borders Lot 0039 (3819 Jenifer St NW) and the east lot line borders Lot 0037 (3815 Jenifer St NW). Both adjacent lots have been improved with single-family residences. The north lot line borders a rear alley with a 12' right of way.