

1915 Shepherd St NE
Subject: Re: Case No.20389

Response to exhibits in case 20389 presented by applicant.

Exhibit-2 the DC Surveyor's plat is misleading because the setback line is misplaced. The brick porch should be shown as the structure is shown, see exhibit-11.

Exhibit-3 the subdivision will not form 2 lots conforming to zone R-1-B.

Exhibit-4 Form 135-Zoning Self Certification, a safety issue is because there is no access from the front yard to the rear yard of 1915 Shepherd St NE because the side yard is 2.4 feet. As per the plans there is no access to the rear yard of 1915 Shepherd St NE from the ally. The rear yard at the proposed structure B will be only 5 feet not conforming and not allowing access to the rear of the existing structure.

Exhibit-5 Plans

Exhibit-7 Applicants Pre-Hearing Statement;

Item 1 the lots are regular rectangles and in the existing configuration do not present any special consideration but if the proposed structure is built there will be safety issues.

Item 2 the existing property and structure are in conformance and present no special consideration. The property does is not wide enough and not long enough to allow subdivision and construction of a single-family dwelling.

Item 3 A safety issue arises as per the plans presented in Exhibit-5 if the proposed structure is given 8-foot side yards the existing structure will have an adjacent 2.4-foot side yard, thereby the existing 1915 Shepherd St NE structure will have no access from the front yard to the rear yard.

Exhibit-11 Photos of the lot, see the brick porch which is part of the existing structure and does not allow a side yard of 8 feet.