



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to X 1002.1 – Area/Use Variance and/or Y 901.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
4303 47TH STREET	1553	0043	R-1-B		223.1

Present use(s) of Property: Single Family

Proposed use(s) of Property: Single Family

Owner of Property: Peter Bedini **Telephone No:** 2023742405

Address of Owner: 4303 47th Street Washington DC 20016

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 3E

Written paragraph specifically stating the “who, what, and where of the proposed action(s)”. This will serve as the Public Hearing Notice:

The owner of 4303 47th Street NW proposes to replace an existing garage that faces the alley at the rear of the property. The replacement garage will be larger and able to accommodate two compact sized cars. The new garage will have a small mud room attached to the existing kitchen. The roof of the mud room will have a deck which will be used for outdoor recreation. The garage roof will be able to accommodate solar panels.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to Y 401 (CHOOSE ONE):

- A park, playground, swimming pool, or athletic field pursuant to Y401.2(c), or
- An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to Y 401.2(b)

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date: 6/19/2016 **Signature*:** David McDowell

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Davd McDowell **E-Mail:** d20895@yahoo.com

Address: 7722 Whiterim Terrace **Phone No.:** 3013008242

City, State, Zip: Potomac MD 20854 **Fax No.:**

** To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.*

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Board of Zoning Adjustment
District of Columbia
CASE NO.19329
EXHIBIT NO.1

Exhibit No. 1

Case No. _____



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 128 - WAIVER OF PUBLIC HEARING FOR EXPEDITED REVIEW

Pursuant to y401 of Title 11 DCMR Zoning Regulations, an applicant may choose to waive its right to a public hearing for an eligible application and select the BZA Expedited Review process. By signing this form, you acknowledge that you understand the consequences that may result from choosing an Expedited Review of your application.

APPLICATION TYPE:

1. I understand that the following sections of the Zoning Regulations reflect the only types of cases that may be placed on the Expedited Review Calendar:

- A park, playground, swimming pool, or athletic field pursuant to y401.2(c), or
- An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to y401.2(b)

NOTICE OF EXPEDITED REVIEW:

2. I understand that my application may be placed on the Expedited Review Calendar and decided without hearing at the Board's next regularly scheduled session:

- Upon Notice of Expedited Review pursuant to Y401.5 - 401.6
- Upon the completion of the Advisory Neighborhood Commission (ANC) review period of thirty (30) calendar days from the receipt of the application, plus an additional fourteen (14) calendar days.

3. I understand that the Notice of Expedited Review shall include the procedure for requesting the removal of the application from the Expedited Review Calendar.

REMOVAL FROM EXPEDITED REVIEW CALENDAR AND RESCHEDULING FOR HEARING:

4. I understand that my application will be removed from the Expedited Review Calendar and rescheduled for Public Hearing, for the following reasons:

- At the oral or written request of a Board member made at any time prior to the vote on the application;
- Upon the receipt of a timely filed request for party status in opposition to the application; or
- At the written request of the Office of Planning, if filed with the Office of Zoning no later than fourteen (14) days prior to the date that the expedited review is scheduled.

5. I understand that my application will also be removed from the Expedited Review Calendar and rescheduled for Public Hearing, upon receipt of a written request, pursuant to Y 401.7 - 401.9 participants, unless the Presiding Officer deems the proffered testimony irrelevant:

- The affected ANC or affected Single-Member District (SMD),
- The Councilmember representing the area in which the subject property is located or representing an area located within two-hundred feet (200 ft.) of the subject property, or
- The owner or occupant of any property located within two-hundred feet (200 ft.) of the subject property.

I certify that I have read and understand the aforementioned. I acknowledge that by requesting a waiver of Public Hearing, I assume the risk that my case may not be reviewed by the Expedited Review process and that if it is rescheduled for Public Hearing, it will extend the period of time it would have taken had I opted for Public Hearing.

Name:	David McDowell	Date:	6/19/2016
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Board of Zoning Adjustment



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 126 - BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Case Type	FEE	UNIT	TOTAL
VARIANCE			
Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1040		
TOTAL FOR VARIANCES:			0
SPECIAL EXCEPTION:			
Accessory Apartment	\$325		
Antenna or monopole	\$2600		
Chancery (Per 100 Square Feet)	\$65		
Community-based institutional facility or emergency shelter (Per Person)	\$104		
Continuing care retirement community (Per Person)	\$104		
Daytime care use (Per Student)	\$33		
Gasoline service station	\$5200		
General institutional uses	\$1560		
Health care facility (Per Person)	\$104		
Home occupation	\$1560		
Large format detail	\$5200		
Lodging (per room or suite)	\$104		
Office use in MU-1 or MU-2 zone (per 100 sq. ft.)	\$52		
Owner-occupied dwelling	\$325	1	325
Parking lot, parking garage, or accessory parking (per space)	\$104		
Private school (per student)	\$32		
Production, distribution, and repair pursuant to Subtitle U § 802.1(e)	\$5200		
Religious institutional uses	\$1560		
Repair garage	\$1560		
Residential development pursuant to Subtitle U § 421.1 (each dwelling unit)	\$540		
Roof structures pursuant to Subtitle C § 1500.14	\$2600		
Special exception (all other)	\$1560		
Theoretical lot pursuant to Subtitle C § 305.1	\$1560		
Additional Theoretical Lot Under Subtitle C § 305.1	\$520		
Time extension/minor and non-minor modification (owner-occupied)	\$130		
Time extension/minor and non-minor modification (all others)	26%		
Warehouse or wholesale use	\$5200		
Waste-related services	\$5200		
Property owned or under jurisdiction of District or District and to be occupied for a government building or use	\$0		
TOTAL FOR SPECIAL EXCEPTIONS:			325
APPEAL:			
NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1040		
TOTAL FOR APPEALS:			0
GRAND TOTAL:			325

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both, (D.C. Official Code § 22-2405)

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 26, 2016

Plat for Building Permit of SQUARE 1553 LOT 43

Scale: 1 inch = 20 feet Recorded in Book 111 Page 35

Receipt No. 16-03171

Furnished to: DAVID McDOWELL

F. As

Surveyor, D.C.
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: 03/01/16

[Signature]

(Signature of owner or his authorized agent)

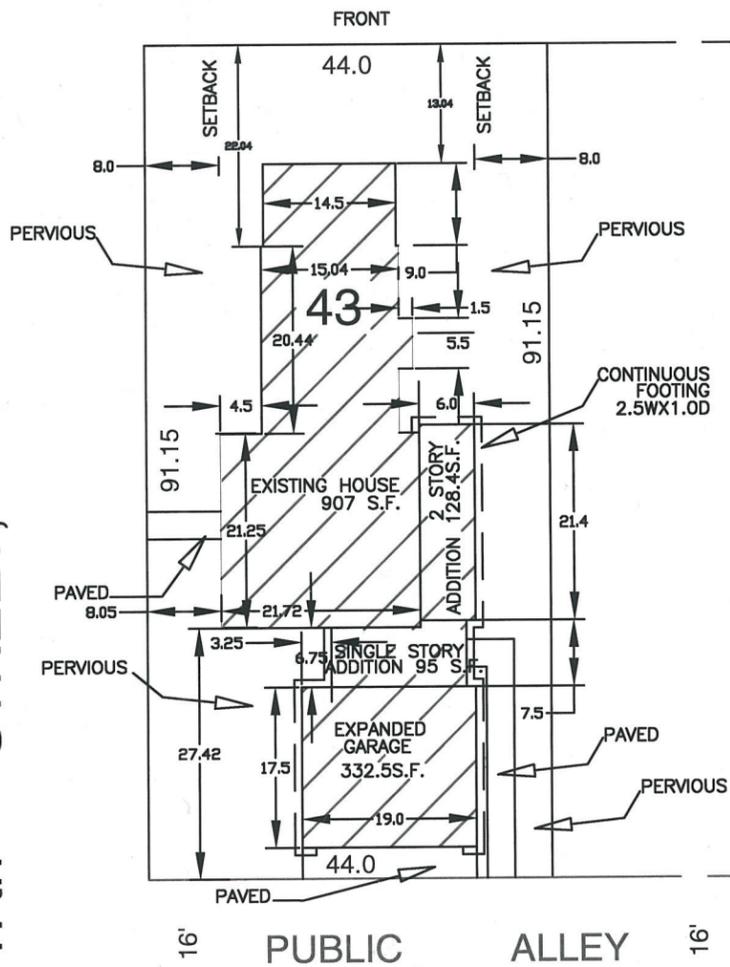
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

TOTAL BUILT AREA: HOUSE AND GARAGE 1,462.4 S.F.
LOT AREA 4,010.6 S.F.

BUILT AREA = 36.46% OF LOT AREA
TOTAL PERVIOUS AREA 59.4%

WINDOM PLACE, N.W.

47th STREET, N.W.



SCALE: 1:20

Board of Zoning Adjustment
District of Columbia
CASE NO. 19329
EXHIBIT NO. 4

4303 47TH STREET – BZA SPECIAL EXCEPTION APPLICATION
SUPPORTING DOCUMENT – EXISITING CONDITIONS

4303 47TH STREET EXISTING GARAGE AT ALLEY



4303 47TH STREET – VIEW OF ALLEY FROM 47TH STREET



BEDINI / PROCKTER RESIDENCE

4303 47TH STREET
WASHINGTON DC 20016

Owner:

Mr. Peter Bedini
4307 47th Street
Washington DC 20016

DRAWING INDEX

SHEET#	SHEET TITLE
0001	COVER
0001	KEY PLAN
A002	1ST FLOOR PLAN
A003	2ND FLOOR PLAN
A004	ROOF PLAN
A005	ELEVATIONS
A006	ELEVATION & SECTION / ELEVATION
A007	ELEVATION

SCOPE OF WORK NARRATIVE:

The purpose of the proposed work is to provide a two story addition to the house and a new single story double garage and mud room.

NEW CONSTRUCTION & DEMOLITION SYMBOLS

-  EXISTING STRUCTURE TO REMAIN
-  NEW CONSTRUCTION
-  NEW / EXISTING HVAC REGISTER



NEW DOOR



EXISTING DOOR

-  NEW 110V ELECTRICAL OUTLET
-  NEW 240V OUTLET

CHEVY CHASE
REMODELING
7722 Whiterim Terrace Potomac MD 20854

PROJECT NAME & ADDRESS:

BEDINI / PROCKTER RESIDENCE
4303 47TH STREET
WASHINGTON DC 20016

LOT AND SQUARE:

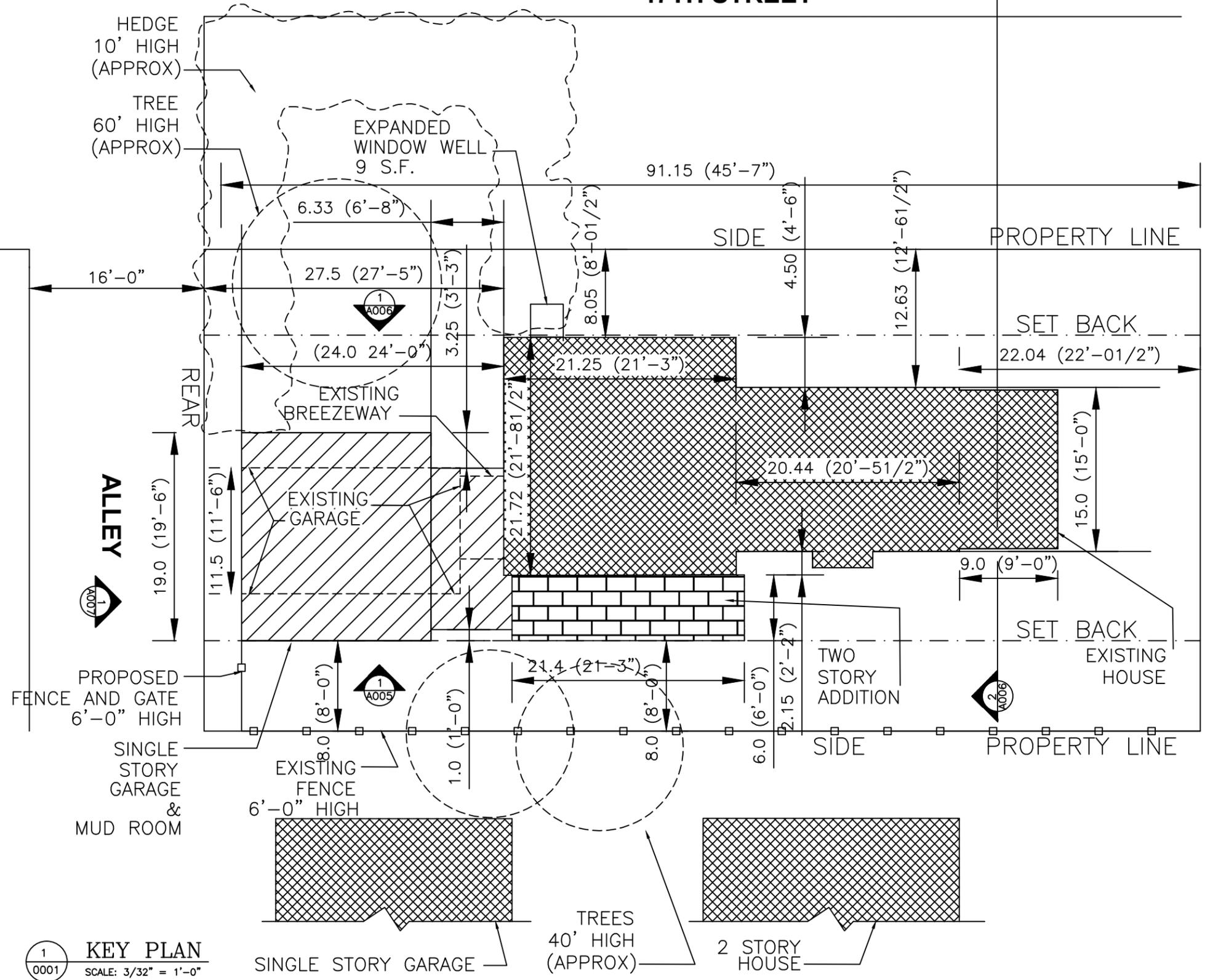
LOT 43
SQUARE 1553

DRAWING:

COVER SHEET

Scale: AS NOTED
Date: 4/24/16
Project Number: 1527
District of Columbia
Case No. 19329
EXHIBIT NO. 3
0000
Total Sheets This Issue 8

47TH STREET



PROPOSED WORK:

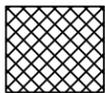
1. REPLACE EXISTING SINGLE STORY ONE CAR GARAGE WITH TWO CAR ONE STORY GARAGE. CONSTRUCT NEW SINGLE STORY MUD ROOM ABUTTING NEW GARAGE AND EXISTING HOUSE.

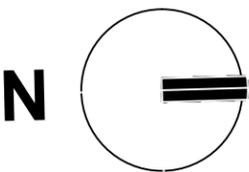
WINDOW PLACE

FRONT

LOT AREA 4011 S.F.
 PROPOSED LOT OCCUPANCY 37.8 %

KEY:

-  EXISTING CONSTRUCTION
-  PROPOSED GARAGE AND MUD ROOM
-  PROPOSED TWO STORY ADDITION



1 KEY PLAN
 0001 SCALE: 3/32" = 1'-0"

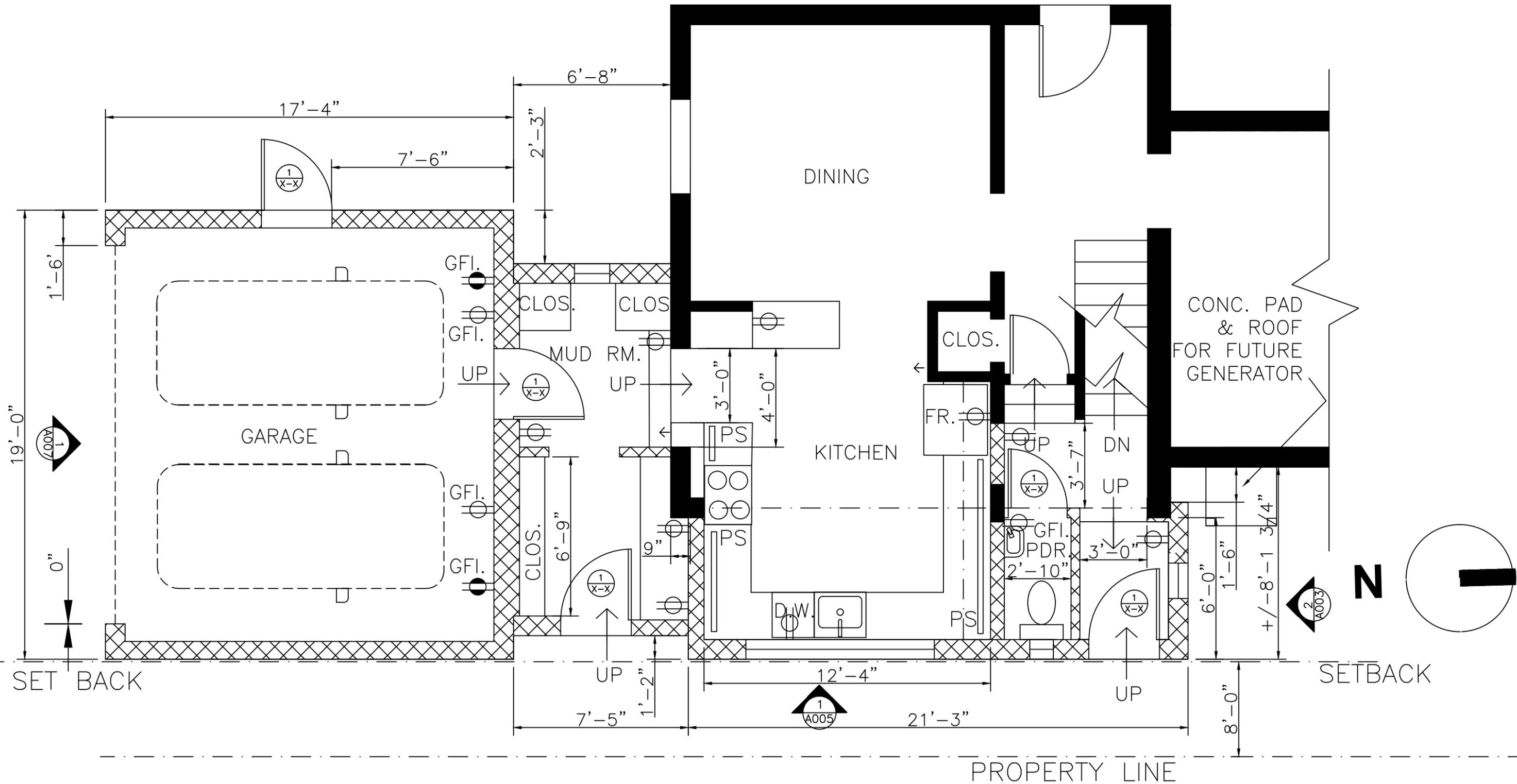
CHEVY CHASE
 REMODELING
 7722 Whiterim Terrace Potomac MD 20854

PROJECT NAME & ADDRESS:
 BEDINI / PROCKTER RESIDENCE
 4303 47TH STREET
 WASHINGTON DC 20016

LOT AND SQUARE:
 LOT 43
 SQUARE 1553

DRAWING:
 KEY PLAN

Scale: AS NOTED
 Date: 4/24/16
 Project Number: 1527
 Drawn By: DMeD
 Sheet Number:
0001
 Total Sheets This Issue 8



3 PARTIAL 1ST FLOOR PLAN
 A002 SCALE: 1/4" = 1'-0"

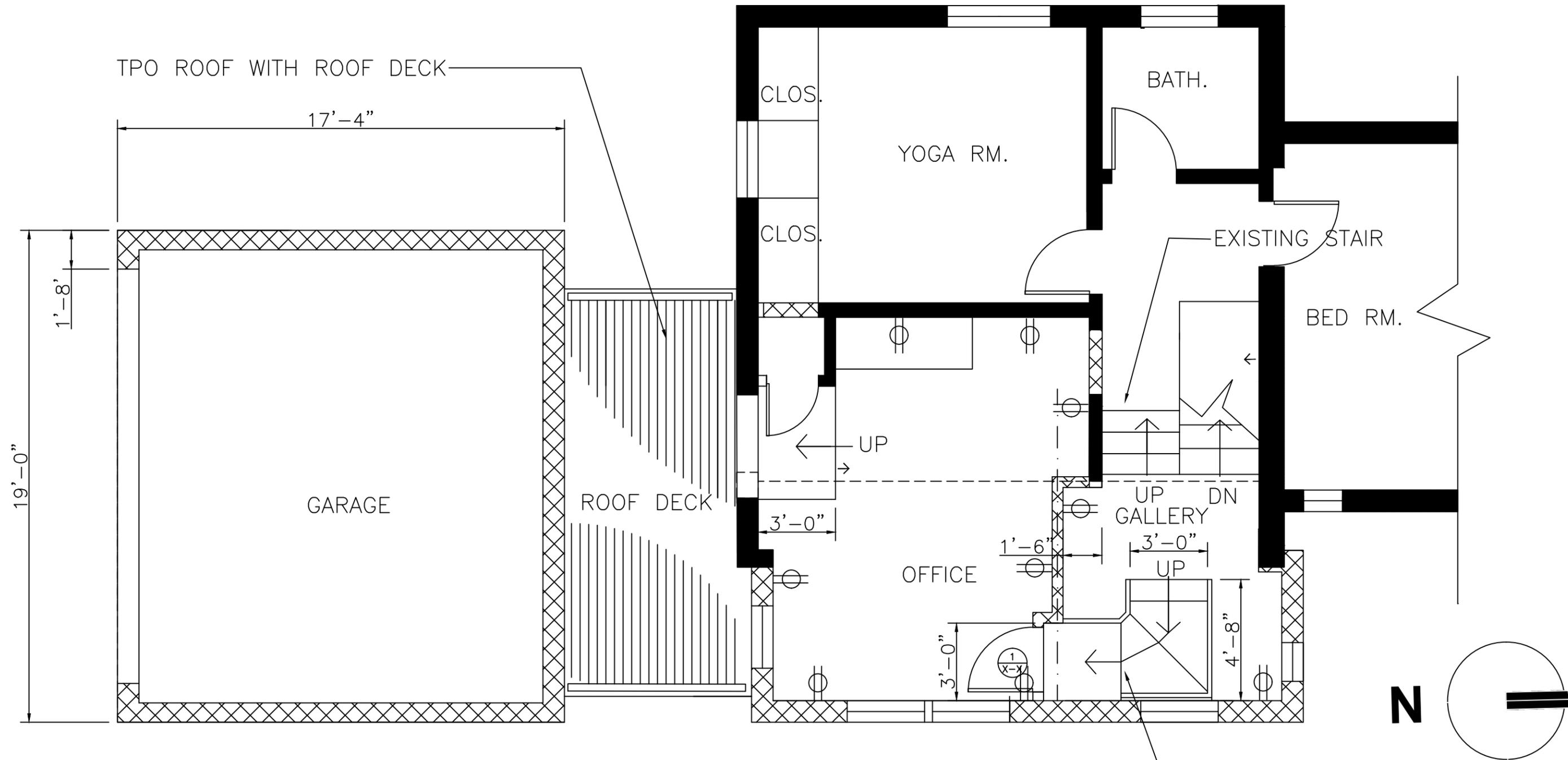
CHEVY CHASE
 REMODELING
 7722 Whiterim Terrace Potomac MD 20854

PROJECT NAME & ADDRESS:
 BEDINI / PROCKTER RESIDENCE
 4303 47TH STREET
 WASHINGTON DC 20016

LOT AND SQUARE:
 LOT 43
 SQUARE 1553

DRAWING:
 1ST FLOOR PLAN

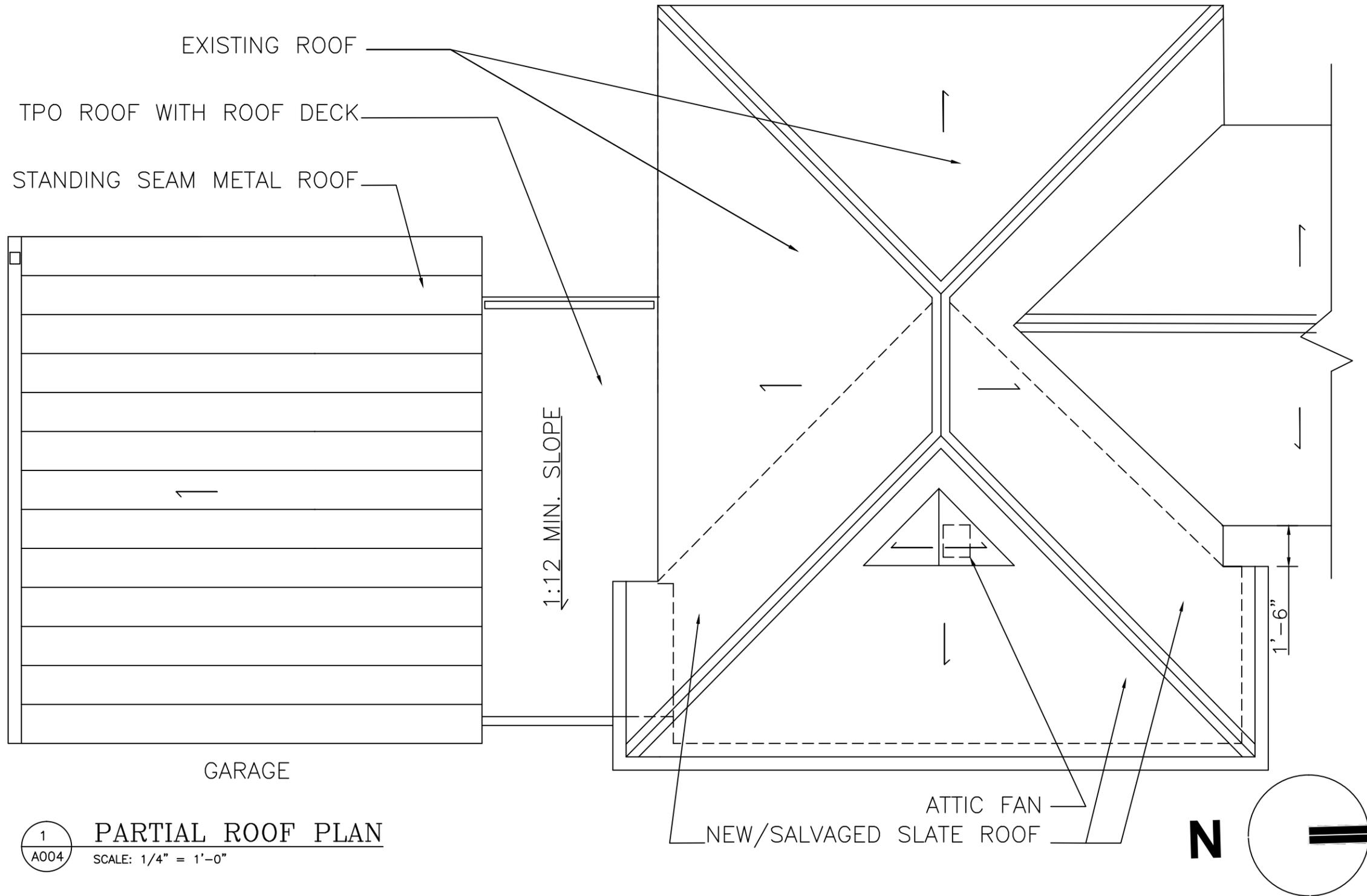
Scale: AS NOTED
 Date:
 Project Number:
 Drawn By: DMeD
 Sheet Number:
A002
 Total Sheets This Issue 8



1 PARTIAL 2ND FLOOR PLAN
 A003 SCALE: 1/4" = 1'-0"

WOOD FRAMED STAIR
 TO CONFORM TO
 IBC 2012 R311.7

CHEVY CHASE REMODELING <small>7722 Whiterim Terrace Potomac MD 20854</small>	PROJECT NAME & ADDRESS: BEDINI / PROCKTER RESIDENCE 4303 47TH STREET WASHINGTON DC 20016	2ND FLOOR PLAN	Scale: AS NOTED Date: 4/24/16 Project Number: 1527 Drawn By: DMeD
	LOT AND SQUARE: LOT 43 SQUARE 1553		Sheet Number: A003 Total Sheets This Issue 8
	DRAWING:		



1 PARTIAL ROOF PLAN
 A004 SCALE: 1/4" = 1'-0"

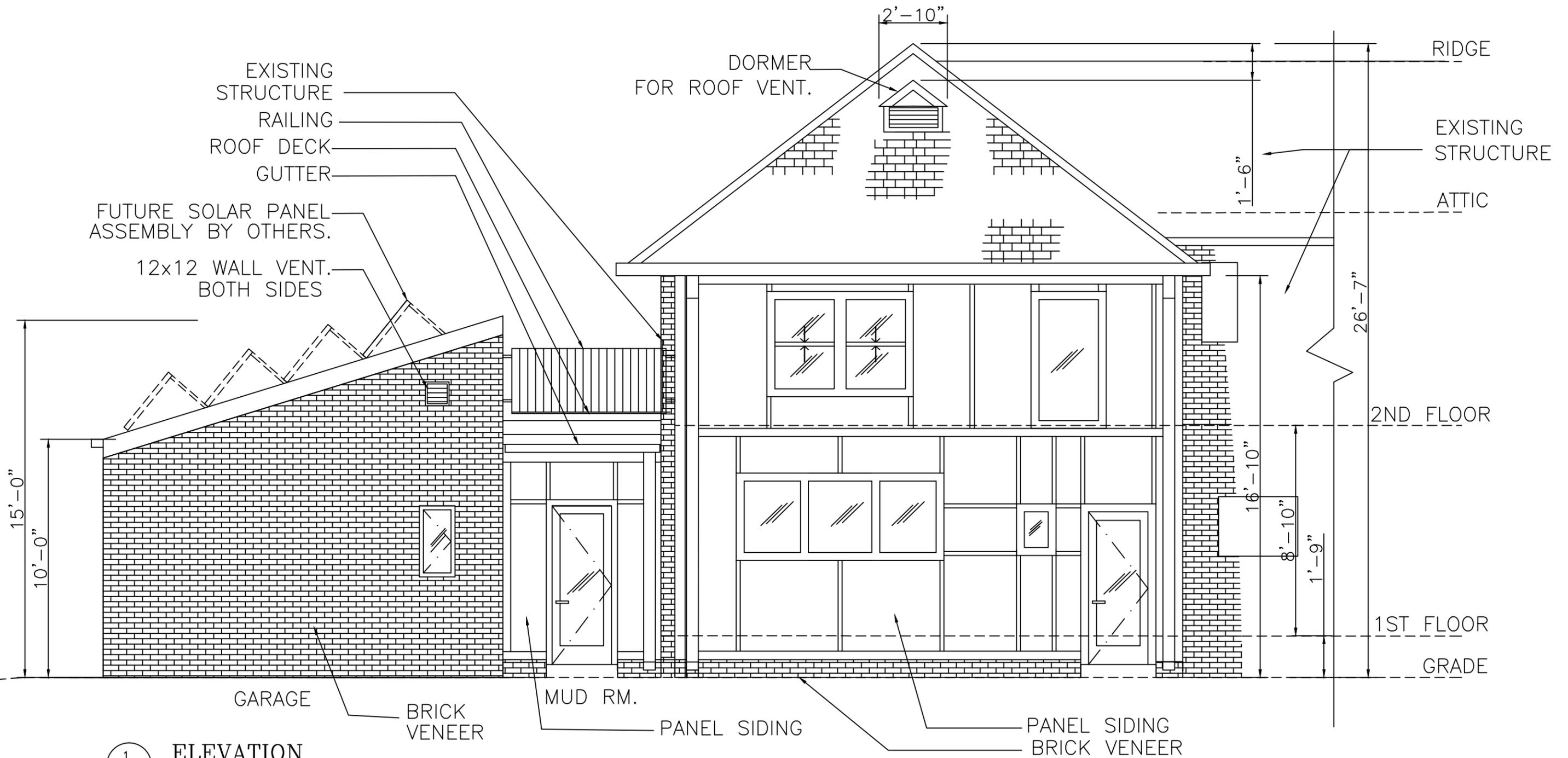
CHEVY CHASE
 REMODELING
 7722 Whiterim Terrace Potomac MD 20854

PROJECT NAME & ADDRESS:
 BEDINI / PROCKTER RESIDENCE
 4303 47TH STREET
 WASHINGTON DC 20016

LOT AND SQUARE:
 LOT 43
 SQUARE 1553

DRAWING:
 ROOF PLAN

Scale: AS NOTED
 Date: 4/24/16
 Project Number: 1527
 Drawn By: DMeD
 Sheet Number:
A004
 Total Sheets This Issue 8



1
A005 **ELEVATION**
SCALE: 1/4" = 1'-0"

CHEVY CHASE
REMODELING
7722 Whiterim Terrace Potomac MD 20854

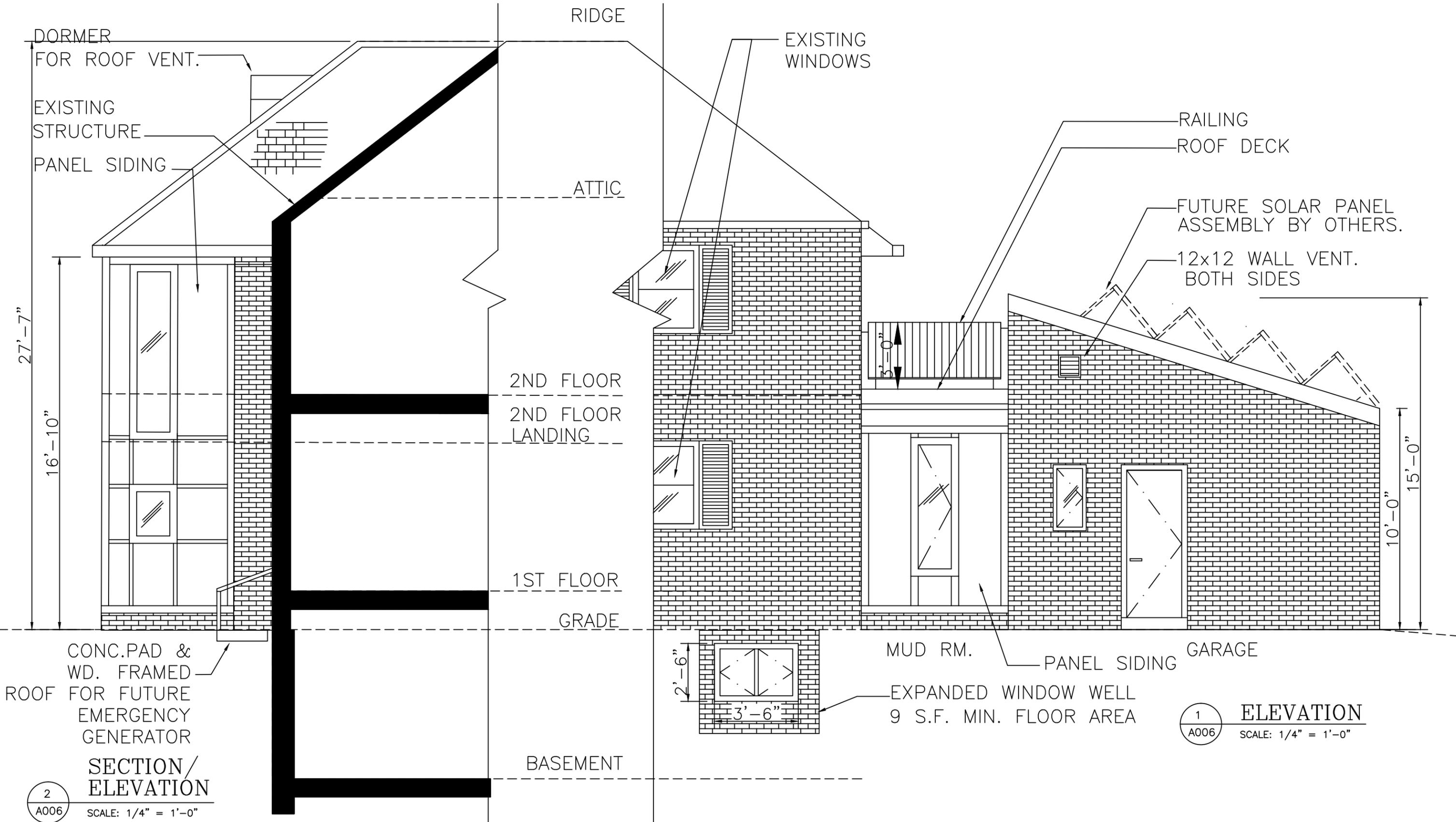
PROJECT NAME & ADDRESS:
BEDINI / PROCKTER RESIDENCE
4303 47TH STREET
WASHINGTON DC 20016

LOT AND SQUARE:
LOT 43
SQUARE 1553

DRAWING:

ELEVATION

Scale: AS NOTED
Date: 4/24/16
Project Number: 1527
Drawn By: DMeD
Sheet Number:
A005
Total Sheets This Issue 8



2
A006 SECTION/
ELEVATION
SCALE: 1/4" = 1'-0"

1
A006 ELEVATION
SCALE: 1/4" = 1'-0"

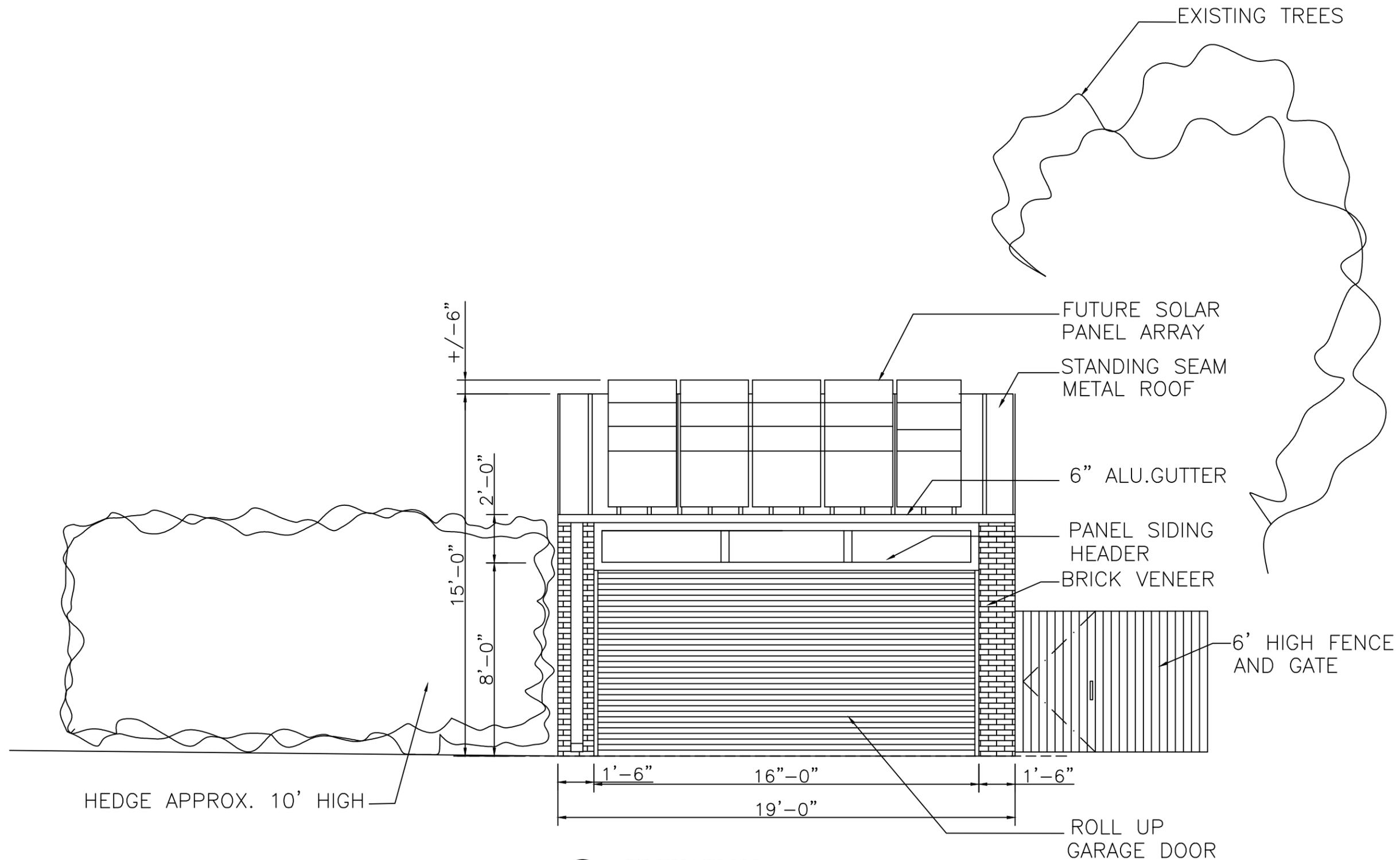
CHEVY CHASE
REMODELING
7722 Whiterim Terrace Potomac MD 20854

PROJECT NAME & ADDRESS:
BEDINI / PROCKTER RESIDENCE
4303 47TH STREET
WASHINGTON DC 20016

LOT AND SQUARE:
LOT 43
SQUARE 1553

DRAWING:
ELEVATION & SECTION/ELEVATION

Scale: AS NOTED
Date: 4/24/16
Project Number: 1527
Drawn By: DMd
Sheet Number:
A006
Total Sheets This Issue 8



1
A007 **ELEVATION**
SCALE: 1/4" = 1'-0"

CHEVY CHASE
REMODELING
7722 Whiterim Terrace Potomac MD 20854

PROJECT NAME & ADDRESS:
BEDINI / PROCKTER RESIDENCE
4303 47TH STREET
WASHINGTON DC 20016

LOT AND SQUARE:
LOT 43
SQUARE 1553

DRAWING:

ELEVATION

Scale: AS NOTED
Date:
Project Number:
Drawn By: DMeD
Sheet Number:
A007
Total Sheets This Issue 8

GILES M KELLY TRUSTEES
4300 47TH ST NW
WASHINGTON, DC 20016-2450

LUCA A RICCI
4325 47TH ST NW
WASHINGTON, DC 20016-2473

FREDERICK A MEIER
4627 WARREN ST NW
WASHINGTON, DC 20016-2461

ELIZABETH L GARDINER
4703 WARREN ST NW
WASHINGTON, DC 20016-2463

MARY A HAINES
4331 47TH ST NW
WASHINGTON, DC 20016-2473

GEORGETOWN ASSOCIATES
2813 BELLEVUE TER NW
WASHINGTON, DC 20007-1367

LAURA A INGERSOLL
4705 WARREN ST NW
WASHINGTON, DC 20016-2463

KEVIN TWILLMAN
4626 YUMA ST NW
WASHINGTON, DC 20016-2046

RANDALL B HILL
4635 WARREN ST NW
WASHINGTON, DC 20016-2461

SHELTON REPP
4704 WINDOM PL NW
WASHINGTON, DC 20016-2406

KATHARINE BUTTON
4625 WINDOM PL NW
WASHINGTON, DC 20016-2403

PAUL B SEIDI
4639 WARREN ST NW
WASHINGTON, DC 20016-2461

MICHELE GUERARD
4702 WINDOM PL NW
WASHINGTON, DC 20016-2406

MICHAEL T TRUSCOTT
4629 WINDOM PL NW
WASHINGTON, DC 20016-2403

PAUL S CEJA
4301 47TH ST NW
WASHINGTON, DC 20016-2449

S YASHER
4302 47TH ST NW
WASHINGTON, DC 20016-2450

PAUL M ALMEIDA
4633 WINDOM PL NW
WASHINGTON, DC 20016-2403

PETER D BEDINI
4303 47TH ST NW
WASHINGTON, DC 20016-2449

BRIAN L SEIDENFELD
4304 47TH ST NW
WASHINGTON, DC 20016-2474

MICHAEL COLLOTTA
4637 WINDOM PL NW
WASHINGTON, DC 20016-2403

JODY N HEFNER
4640 WINDOM PL NW
WASHINGTON, DC 20016-2404

CAREY P NEEDHAM
4703 WINDOM PL NW
WASHINGTON, DC 20016-2405

WILLIAM B AVERY
4634 YUMA ST NW
WASHINGTON, DC 20016-2046

JOHN A SANET
4636 WINDOM PL NW
WASHINGTON, DC 20016-2404

MARY CALOMIRIS
4308 47TH ST NW
WASHINGTON, DC 20016-2474

MARIELLA M GUTTENBERG TRUSTEE
711 HAMILTON DR
CHAMPAIGN, IL 61820-6811

JOSEF K RUTH
4632 WINDOM PL NW
WASHINGTON, DC 20016-2404

THEODORE R MIKESSELL
4641 WINDOM PL NW
WASHINGTON, DC 20016-2403

RUSSELL H QUINN
4623 WARREN ST NW
WASHINGTON, DC 20016-2461

EMILY HELLER
4628 WINDOM PL NW
WASHINGTON, DC 20016-2404

MARK A GALLAGHER
4624 WINDOM PL NW
WASHINGTON, DC 20016-2404

PATRICK V MCMANAMAN
4650 WARREN ST NW
WASHINGTON, DC 20016-2462

CAITLIN WHEELER
4646 WARREN ST NW
WASHINGTON, DC 20016-2462

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



April 18, 2016

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *mlg*
Zoning Administrator

SUBJECT: Proposed two-story addition to an existing one-family dwelling, with a mud room connection from the primary structure to an expanded two-car garage.
The structure is located at:
4303 47th St NW
Lot 0043 in Square 1553
Zoning District: R-1-B
DCRA File Job #: B1605050
DCRA BZA Case #: FY-16-41-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special Exception pursuant to § 223.1 to allow for a rear addition that does not comply with § 404.1 (minimum rear yard setback) for an existing detached single-family dwelling in the R-1-B Zoning District (§ 3104.1).

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

NOTES AND COMPUTATIONS

Property Address: **4303 47th St NW** Building Permit # **B1605050**
 Square: **1553** BZA Case # **FY-16-41-Z**
 Lot: **43**
 Zone: **R-1-B**
 Proposed Use: **SFD**

	Required	Existing	Proposed	Deviation (Variance/Special Exception)
Lot Area (§ 401)	5000	4011	N/A	N/A
Lot Width (§ 401)	50 Ft.	44 Ft.	N/A	N/A
Building Height (§ 400)	40.00 Ft.	21.75 Ft.	36.50 Ft.	N/A
Stories (§ 400)	3	2	2	N/A
Lot Occupancy (§ 403)	40.00%	33.20%	37.80%	N/A
Rear Yard (§ 404)	25.0 Ft.	27.2 Ft.	3.2 Ft.	21.8 Ft.
Side Yard - West (§ 405)	8.0 Ft.	8.1 Ft.	8.1 Ft.	N/A
Side Yard - East (§ 405)	8.0 Ft.	16.2 Ft.	8.0 Ft.	N/A
Open Court (§ 406)	N/A	N/A	N/A	N/A
Closed Court (§ 406)	N/A	N/A	N/A	N/A
Pervious Surface (§ 412)	N/A	N/A	N/A	N/A
Parking (§ 2101.1)	1 Space	1 Space	2 Spaces	N/A