

Board of Zoning Adjustment
ANC Meeting
3747 Huntington Street NW

July 10, 2023

Matt Mason (Homeowner)

Objective

- Preserve alley side garage during home renovation/addition that BZA has requested demolition despite grandfathered structure.

Rationale

- Increases parking capacity (by not parking on street)
- Does not affect air or light of neighbors
- Has approval of immediate/adjacent neighbors on all sides
- Enhances security by keeping alley closed off from main house/street

North



3747 Huntington St NW

38th St NW

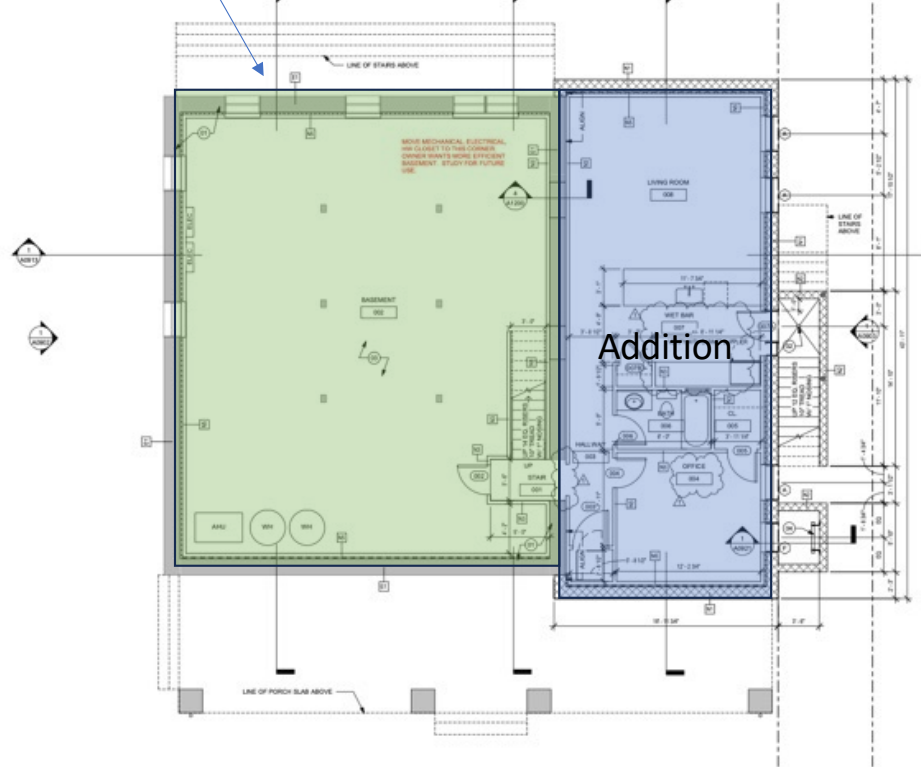
Alley b/t Ingomar St NW & Huntington St NW

Huntington St NW

Existing Footprint

Garage

Addition





Form 135 – Zoning Self Certification

Item	Existing Conditions	Minimum Requirement	Maximum Allowed	Provided by Proposed Construction	Variance Deviation / Percent
Rear Yard	14.96'	25'	NA	14.2	56%

Existing Precedent on Alley

- Garages at alley with main structures near or immediately adjacent



Full Architectural Drawings

Can be found here:

https://drive.google.com/file/d/1-owKP6Bhnr0ZPx3OHdP1ZOKKZRz8hJas/view?usp=share_link

Building Permit Number B2307827 triggers a BZA because the existing garage sits within the setback requirement of the new addition to the east of the home. ** This eliminates my off-street parking. I am a 100% Disabled Veteran and ask for the shorter walk to my home *** Also I will have an Electric Vehicle and absence of off-street parking forces me to run low gauge wires across public space or in trees.