



October 10, 2016

RE: BZA Variance Request – 2620 Q Street (E-000-0520/009)

Dear Neighbors:

The property owner is requesting a variance from the Board of Zoning Appeals for 2620 Q Street in order to authorize the construction of a single-family dwelling. The property is located at the northeast corner of Q Street and North 27th Street and is vacant. The lot is similar in size to other lots in the vicinity measuring 17.58 feet in width by 142 feet in depth and containing 2,496 square feet of lot area. The property was historically occupied by a two-story building, including a storefront, which was removed in 1990 after sitting vacant for years.

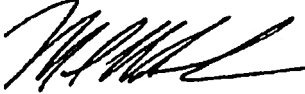
The lot remains a legal lot of record and is eligible for redevelopment with a single-family dwelling. The current R-6 Single-Family Attached Residential zoning permits the proposed use. However, based on the fact that the lot is located on a corner and due to the configuration of nearby lots, a front yard is required to be provided on both the Q Street and North 27th Street frontages. The lot is of sufficient depth to permit the provision of a front yard along the Q Street frontage. However, at only 17.58 feet in width, the requirement of a front yard along the North 27th Street frontage renders the site unbuildable. Therefore, a variance from the front yard requirement on North 27th Street has been requested in order to permit the proposed construction.

The proposed single-family dwelling would be consistent in character with the surrounding neighborhood. The design has been developed with sensitivity to the architecture in the vicinity and in order to ensure appropriate, high quality infill design. A full width front porch and architectural details found on nearby homes are proposed. The dwelling would include three bedrooms, two and one-half bathrooms, and a modern open first floor living space.

The original building on this site provided no setback from Q Street, North 27th Street, or the adjacent dwelling at 2618 Q Street. This configuration isn't unique in the vicinity and wouldn't be inappropriate for this lot in terms of character – the building at 2600 Q Street shares this layout. However the proposed layout is arguably more sensitive to other dwellings in the vicinity. The dwelling would have a front yard setback from Q Street that is consistent with the existing setbacks in the block, thereby creating a uniform street frontage. In addition, the proposed dwelling would have a side yard setback of three feet from the adjacent lot at 2618 Q Street, where no setback existed in the past. As a result, the layout is compatible with existing uses in the block and more respectful than the historic development of the property.

The case is scheduled to be considered by the Board of Zoning Appeals on December 7th, 2016. The purpose of this letter is to contact you in advance of hearing. We welcome the opportunity to address any questions you might have. Should you have any questions after reviewing the request, please do not hesitate to contact me at 874-6275 or via e-mail at markbaker@bakerdevelopmentresources.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker
Baker Development Resources, LLC

