



Pinecrest DEVELOPMENT, LLC

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D.C. OFFICE OF ZONING
2014 AUG -5 PM 12:35

August 1, 2013

District of Columbia Office of Zoning
441 4th Street, NW, Ste. 200-S
Washington, DC 20001

RE: BZA Application No. 18627

Dear Sir or Madame:

On July 2, 2013, our office submitted a request for a Special Exception (BZA Application No. 18627) for Mr. Roccie Soscia, owner of 728 Whittier Street NW, Washington, DC 20012, in the community of Brightwood. It has come to my attention that the square number listed on the Form 120 – Application for Variance/Special Exception, is incorrect. The correct square number for this property is Square 3165, Lot 0813. I have included a copy of the District of Columbia Zoning Map that shows this property as verification/confirmation of the correct square number. I am requesting that the application be amended to show the correct square number of 3165.

In addition, it has been suggested by the Office of Planning that D.C. Zoning Regulation 2001.3(b2) be included in this Special Exception request. After reviewing this regulation, and to ensure that all regulations that may apply in this case are included, I am requesting that the application be amended to include special exception relief from the nonconforming structure provisions under section 2001.3(b2).

Finally, there was a miscalculation on the lot occupancy calculations provided on the Notes and Computations sheet. The existing calculations are: house = 1,030 SF; porch = 40 SF, for a total existing lot occupancy of 1070 SF. The proposed deck is 458 SF. The total lot occupancy with existing and proposed calculations is 1,528 SF (30.6%). I am requesting that this information be amended to reflect the correct square footage of the lot occupancy. This calculation has been confirmed with the Office of Planning.

Please let me know if you have any questions and/or if there is any additional information you need from me.

Distinctively,

Spurgeon R. Eismeier, Jr.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

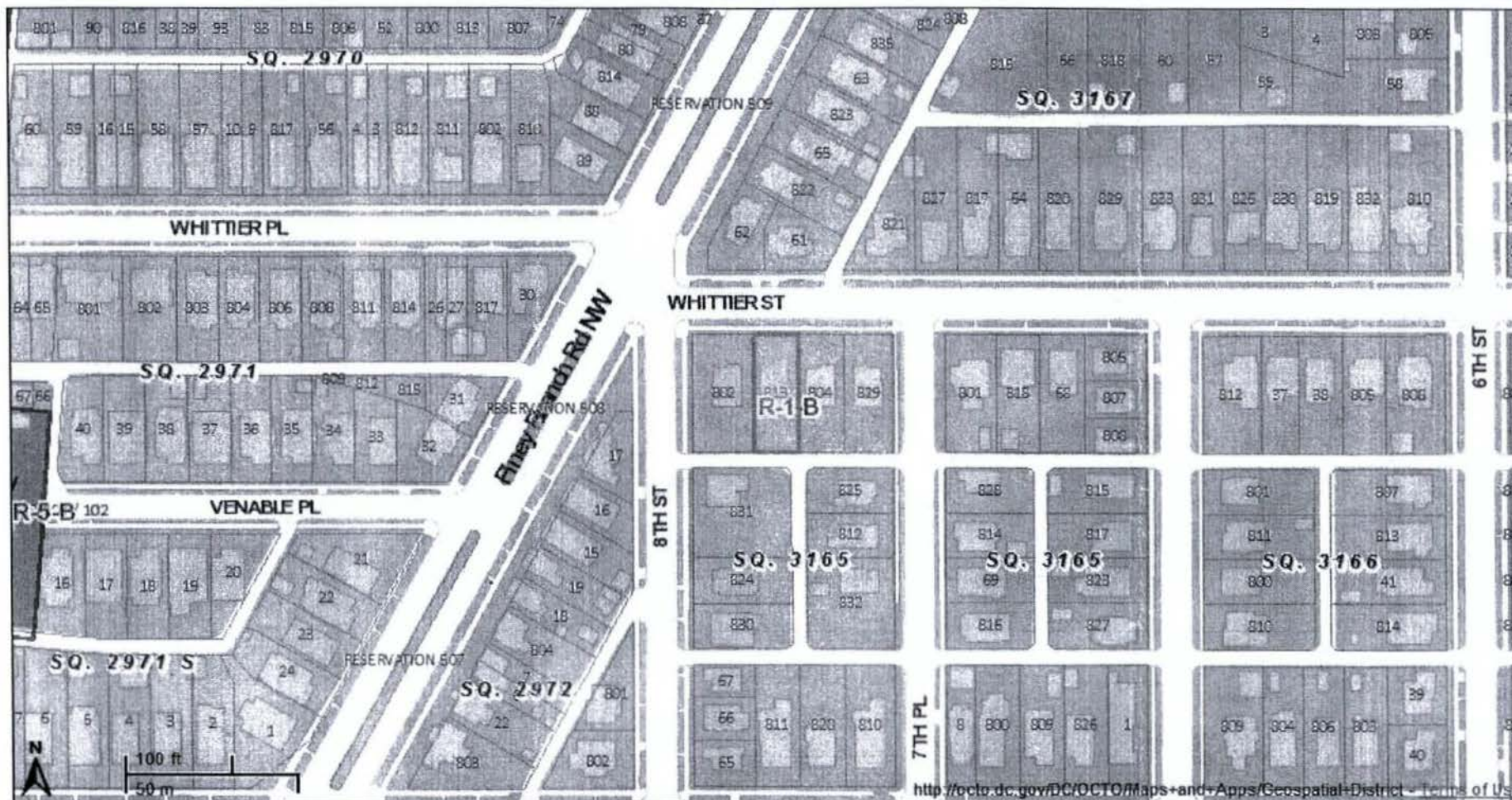
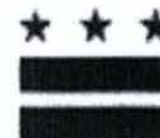
18627

EXHIBIT NO.

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District of Columbia Office of Zoning
EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP
June 25, 2013



<http://oclo.dc.gov/DC/Octo/Maps+and+Apps/Geospatial+District> - Terms of Use

**Zoning
Layers**

Zone Districts	Overlays Districts	TDRs	Air Rights Zone
Pending Zones	Pending Overlay Districts	Pending PUDs	Baist Index
Historic Districts	Campus Plans	Active PUDs	CEA

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.