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July 9, 2014

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Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: **BZA Application of Peter Choharis**
Owner/Resident
2771 Woodley Place NW

Dear Board of Zoning Adjustment:

I am the adjacent property owner at 2272 Cathedral Avenue in Northwest. My neighbor Peter Choharis is seeking a Area Variance of the District of Columbia zoning laws to build a rear deck that will increase his lot's coverage from 71% to approximately 87%. His home is situated on a non-conforming lot with an area of 1067 square feet, 733 sq. ft. under the minimum lot area of 1800 sq. ft.

He has shared the drawings of the proposed rear deck that will be submitted with the application to the BZA with me.

I have reviewed the materials and support the proposed conversion. I recommend that BZA grant the request for an area variance.

Sincerely,


Todd M. Maian, Owner
2272 Cathedral Ave., NW
Washington, DC 20008