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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 reside in the adjacent property to 2773 Woodley Place in Northwest, DC. 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,

George E. King III
George E. King III, Resident
2769 Woodley Place NW
Washington, DC 20008



15' PUBLIC ALLEY

2272 CATHEDRAL AVENUE

TREX DECKING

PRESSURE TREATED RAILING

PROPERTY LINES

NEW 1ST FLOOR REAR DECK

13'-7"

16'-4"

2773 WOODLEY PLACE

2771 WOODLEY PLACE

2769 WOODLEY PLACE

10'-4"

2'-10"

13'-5"

DN

3'-1"

DN

2'-10"

date:
July 8, 2014

scale:
1/4"=1'-0"

title:
FIRST FLOOR
DECK PLAN

number:
A 101

FOWLKES 
STUDIO
1711 Connecticut Ave NW
204B
Washington, DC 20009
202 758-5518

CHOHARIS
IMPROVEMENTS
2771 Woodley Place, NW
Washington, DC 20008