

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

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

18849

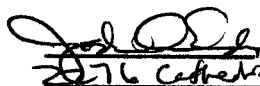
**Dear Board of Zoning Adjustment.**

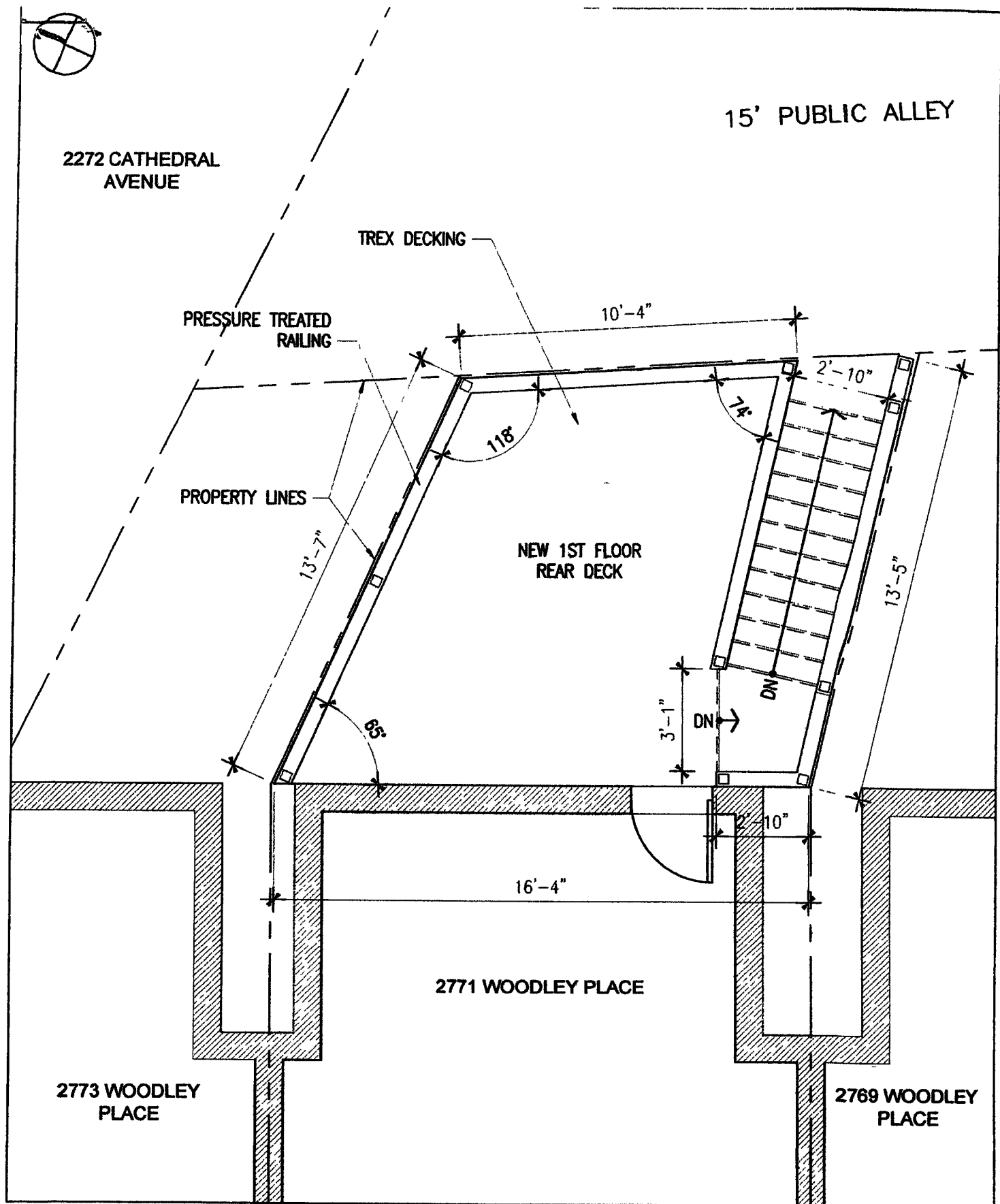
**I reside in the adjacent property to 2771 Woodley Place in Northwest, DC. My neighbor Peter Choharis is seeking a Area Variance of the District of Columbia zoning laws to build a rear deck that will increase his lot's coverage from 71% to approximately 87%. His home is situated on a non-conforming 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,**

 **Resident  
2776 Cathedral NW  
Washington, DC 20008**



**FOWLKES** **STUDIO** <sup>FS</sup>

1711 Connecticut Ave NW  
2048  
Washington, DC 20009  
202 758-5518

**CHOHARIS  
IMPROVEMENTS**

2771 Woodley Place, NW  
Washington, DC 20008

date:  
July 8, 2014

scale  
1/4"=1'-0"

title:  
**FIRST FLOOR  
DECK PLAN**

number  
**A 101**