

**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.

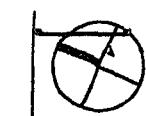
I reside in the adjacent property to 2771 Woodley Place in Northwest, DC. My neighbor Peter Choharis is seeking a Area Variance of the District of Columbia zoning laws to build a rear deck that will increase his lot's coverage from 71% to approximately 87%. His home is situated on a non-conforming lot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

*Charles Hartley*  
CHARLES HARTLEY  
2274 CATHEDRAL AVE, Resident  
NW  
Washington, DC 20008



15' PUBLIC ALLEY

2272 CATHEDRAL  
AVENUE

## TREX DECKING

## PRESSURE TREATED RAILING

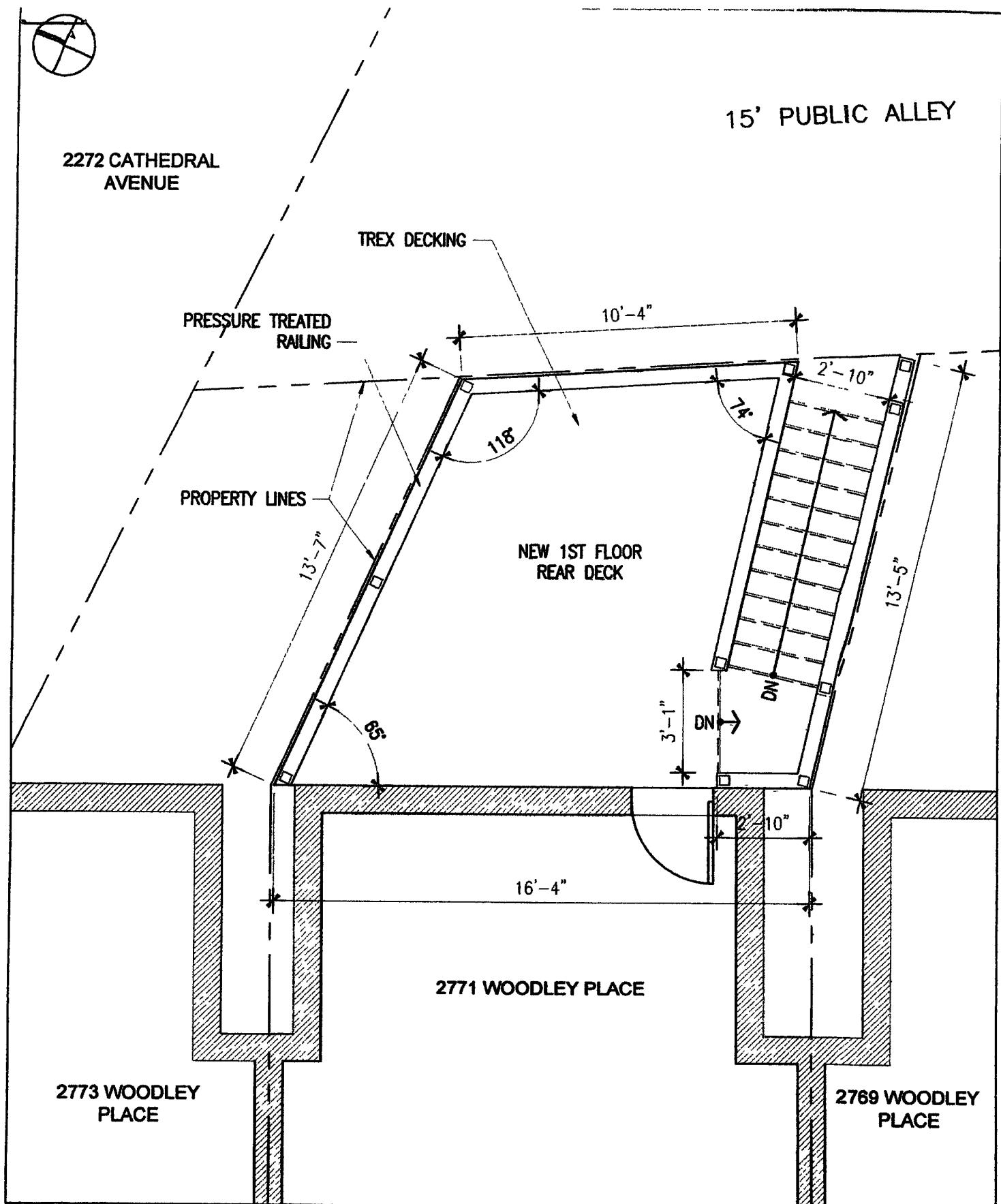
## PROPERTY LINES

**NEW 1ST FLOOR  
REAR DECK**

**2773 WOODLEY  
PLACE**

**2771 WOODLEY PLACE**

**2769 WOODLEY  
PLACE**



**FOWLKES** STUDIO

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

## CHOHARIS IMPROVEMENTS

2771 Woodley Place, NW  
Washington, DC 20008

date:

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

## FIRST FLOOR DECK PLAN

### number

A 101