



The New LeDroit Park Building Co.
400 U Street, NW
Washington, DC 20001

July 20, 2015

Letter of Intent: 2125 10th Street, NW

To Whom It May Concern:

The New LeDroit Park Building Co. is submitting this Letter of Intent on behalf of 2125 10th Street, NW, Washington, DC.

2125 10th Street, NW (R-5-B zone) is a 796.5 square foot lot, currently the house occupies 353.1 square feet. The homeowners are seeking to increase the lot coverage to 392.7 square feet by building a small addition to fill in a passage way on the lot. This passage area and the space it accesses are completely unusable for the homeowners. Our intent is to build an addition that would create usable space in unusable space, both on the first floor and on the second.

At present, there is a 122 square foot “room” on the first floor (approximately 80 square feet when taking into account the framing and walls), which is too small to provide any reasonable purpose. The addition would make this area into usable space, by increasing the size of the kitchen on the first floor, and widening the space above on the second floor.

The home currently occupies 60% of the property, and the proposed addition would bring lot occupancy to 65%. Given that 2125 10th Street, NW is zoned R-5-B, we are asking the Board of Zoning make an exception by allowing for the addition.

This addition would not adversely impact or impede on the neighbors, the public good or public property. The property use would remain single family.

The New LeDroit Park Building Co. has been selected to build the addition. The plans for the addition are attached.

If you have any questions about this project you can contact Jordan Knowles at The New LeDroit Park Building Co. (202-553-7753, Jordan@dcbuildingco.com).

Sincerely,



Jordan Knowles, The New LeDroit Park Building Co.