

Inner City Development, LLC
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November 16, 2015

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 200S
Washington, DC 20001

Re: BZA Application #19126 for Mr. Timothy Turnham
Square 2853, Lot 70

Dear Board Members:

On behalf of Mr. Timothy Turnham, the owner of the property described as Square 2853, Lot 70, which is located at 1252 Columbia Road NW (the "Property"), I submit following supplemental materials for variance and special exemption approvals in order to construct a garage and deck at the residential Property. Enclosed are 2 copies of the following materials:

- An Amended Plat showing the boundaries and dimensions of the existing lot and proposed structure;
- Revised Plans for the proposed project; and,
- A statement of the lot coverage calculations.

We look forward to receiving your approval for this application.

Truly yours,
Inner City Development, LLC

Joel D. Heisey

Enclosures

Board of Zoning Adjustment
District of Columbia
CASE NO.19126
EXHIBIT NO.35

1252 Columbia Road NW

BZA #19126

Lot Coverage Calculations

The lot coverage on the original application was done very conservatively to express the broadest interpretation of the definition. Therefore the stairway used as the principal entrance was included in the calculated coverage, i.e. 73%.

After discussions with the Office of Planning about ways to lower the lot coverage, it became apparent that to have the garage remain a usable size, the submitted plan is the smallest and most practical footprint to reconstruct the previously existing garage and an outdoor deck space.

Common practice is to EXCLUDE the area of the stairs required to access the primary living area of a residence. Calculating the lot coverage on that basis results in a lot coverage of 70%, i.e. the lower standard for a Special Exemption.

The Zoning Administrator was requested via email to confirm this method of calculating lot coverage, but has not replied to 2 emails over the course of 3 weeks.