GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

Office of Zoning

January 25, 2001

Michael Johnson
Zoning Administrator
Dept. of Consumer & Regulatory Affairs
941 North Capitol Street, N.E.
Suite 2000
Washington, D.C. 20009

RE: BZA Application 16521 – Charles Sisson – 3020 43rd Street, N.W.

Dear Mr. Johnson:

On January 2, 2001, the Board of Zoning Adjustment discussed the application of Mr. Charles Sisson (Applicant) at its public meeting. The Board was scheduled to make a decision on the application but was unable to do so because additional information is needed. The Board is requesting that your office review the plans for the site.

On October 17, 2000, the Applicant provided a copy of a remedial Building Permit (No. B430091) dated October 11, 2000. Building plans were also presented at that time for a two-story addition and garage (see attached copy). Based on the Board's review of the permit and plans, the only zoning relief required for this project would be the roof of the front porch of the dwelling unit, whether it should remain or be removed. The Board is of the understanding that all other zoning requirements for this project have been met. To assist with your review, we are also providing the Applicant's revised plat, dated June 15, 2000, showing the layout of the dwelling unit and garage on the property.

Prior to the Board making a decision on this case, clarification is needed concerning whether the front porch is the dwelling unit's original front porch, or whether it was enlarged? If the Applicant enlarged the front porch, is zoning relief required? If so, provide the calculation and measurement for the area of the porch, and the type of zoning relief required. Also, be mindful that this project is located in the Wesley Heights Overlay District and any zoning calculation must be based on the requirements of the overlay district, specifically front yard setback.

BZA
Case No. 16521
Exhibit No. 73

Board of Zoning Adjustment
District of Columbia
CASE NO.16521
EXHIBIT NO.73

The Board will consider a decision on the application at a public meeting, once your response is received. Therefore, no further action will be taken on this case until then. A response at your earliest convenience would be greatly appreciated.

If there are questions for the applicant, our files indicate that the mailing address for Charles Sisson is 3020 43rd Street, N.W., Washington, DC 20016, telephone (202) 623-7113.

The staff person working on this project is Beverley Bailey. She may be reached on 727-0364.

Sincerely,

JERRILY R. KRESS, FAIA
Director

Cc:

Charles Sisson (letter only)
Eleanor Roberts Lewis, ANC 3D (letter only)
Patrick Brown, Representing Mildred Crary (letter only)

BAB/1.24.01

Thank you for the Board's long-standing cooperation and patience in this matter and for affording the Commission the "great weight" to which it is entitled under D.C. law.

Sincerely,

Eleanor Roberts Lewis (by m)

Eleanor Roberts Lewis
Chair

cc: John Patrick Brown, Jr., Esq.
Mr. George Watson, Wesley Heights Historical Society
Mr. William Harrop, Spring Valley-Wesley Heights Citizens=s Assoc.
Mr. Michael D. Johnson, Zoning Administrator
Allison C. Prince, Esq.