GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

July 23, 2001

Ms. Jerrily Kress
Office of Zoning
441 4th Street, N.W., Room 210
Washington, D.C. 20001

BZA
Case No. 16521
Exhibit No. 84

Re: BZA Application No. 16521
Mr. Charles Sisson
3020 43rd Street, N.W.

The purpose of this letter is to respond to your recent letter. I have reviewed the files associated with the above-referenced application. I have determined that the Zoning Memorandum initially issued by this office on February 29, 2000, is correct and that the third area of relief cited in my memorandum dated April 23, 2001, is not required. The house, without the front porch, does not exceed the 2000 square foot limit on lot occupancy; therefore, the third area of relief is not required.[1]

In addition, you ask me to clarify the statements in my letter dated April 23, 2001. Specifically, in that letter I stated that the initial permit issued for the front porch was based on misinformation provided by the applicant. I would like to clarity that the applicant, on his permit clearly indicates that the porch constitutes new construction, rather than the alteration of an existing porch. Since there have been allegations of bad faith, it is important to note that the applicant has demonstrated good faith in correcting the earlier permit.

Finally, I have been asked to confirm that the remedial permit, exclusive of proposed porch, was correctly issued. This matter has been thoroughly reviewed by my office, and we stand by the remedial permit.

[1] The footprint of the house with the porch is 2,253 square feet. Since the porch consists of 326 square feet, the total square footage of the footprint without the porch is 1927. My letter dated April 23, incorrectly refers to the total square footage with the porch as 2,501.14.

Board of Zoning Adjustment
District of Columbia
CASE NO.16521
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Please do not hesitate to contact me if you have any questions at 202-442-4576.

Respectfully,

for Michael D. Johnson
Zoning Administrator

MDJ/TB/ee