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DISTRICT OF COLUMBIA
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HAND DELIVERED

Mr. Michael Johnson
Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E.
Washington, D.C. 20002

Re: Addition to a Single Family Dwelling at 3034 Q Street, N.W., (Lot 302, Square 1269) R-3 District

Dear Mr. Johnson:

The purpose of this letter is to confirm the matters that were discussed in our meeting on January 28, 2000 regarding the Board of Zoning Adjustment ("BZA") relief required to allow a minor addition to the above premises.

At that meeting, it was established that the R-3 zoned subject structure is nonconforming as to lot occupancy, because it exceeds the maximum permitted lot occupancy by 2 %. The home owners plan to construct a modest addition to the premises which would increase the lot occupancy to 49%. At our meeting it was agreed that the home owners would not be required to seek variance relief under Section 2001.3(a); but instead would be eligible request special exception approval under Section 223 (Additions to One-Family Dwellings or Flats). Under this provision, the Board may approve, by special exception, a deviation from the lot occupancy provisions provided that the proposed lot occupancy does not exceed 70% in the R-3 District.

Please sign this letter in the space provided below to indicate your concurrence with this conclusion. If you have any questions or comments regarding this letter, please feel free to call the undersigned at (202) 457-7849.

BZA
Case No. 16591
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO.16591
EXHIBIT NO.9

WILKES, ARTIS, HEDRICK & LANE
CHARTERED

Sincerely,

Allison C. Prince

CONCUR

Date: Feb 23, 2000

Michael Johnson
Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs

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