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June 8, 2000

DISTRICT OF COLUMBIA
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BY HAND

Mr. Michael D. Johnson
Zoning Administrator
Room 2000
941 North Capitol Street, N.E.
Washington, DC 20002

Re: BZA Application No. 16599 – 1521 31st Street, NW Square 1269, Lot 370

Dear Mr. Johnson:

As a follow up to my meeting with you on May 24, 2000, the purpose of this letter is to confirm the relief necessary before the Board of Zoning Adjustment for the proposed improvements to the house at the above-referenced property. Attached is a set of plans for the project, dated May 15, 2000, and a plat showing the location of the property.

The property is located in the R-3 zone. The property owner proposes to add two small additions to the rear of the three-story house, extending from the basement/cellar to the second floor, and to add an accessory apartment in the basement of the dwelling. As further set forth below, special exceptions under Section 223 and Section 202.10 of the Zoning Regulations are required in order to construct the proposed additions and to add the accessory apartment.

Based upon the enclosed drawings, the zoning calculations are as follows:

	Zoning Regulation	Permitted/Required	Provided
Height[1]	Section 400	40' /3 stories	35'10"/3 stories
Lot Size	Section 401	2000 s.f./20' wide	3683s.f./26+' wide
Lot Occupancy	Section 403	60% (2209 s.f.)	1448s.f.
Rear Yard	Section 404	20"	71'8"
Side Yard	Section 405	None	None
Court	Section 406	9'4" required North 9'4" required South	6'0' provided North 3'5' provided South

[1] In the 40-foot height residential zones, the height may be measured from the finished grade at the middle of the front of the building to the ceiling of the top story.

BZA
Case No. 16599
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16599
EXHIBIT NO.25

Section 223 of the Zoning Regulations permits, by special exception approval, an addition to a one family dwelling that does not comply with all of the area requirements of sections 400 through 406 of the Zoning Regulations, including the court requirements. As set forth above, and as shown on the plans, the courts that will result after the completion of construction do not meet the minimum court width requirements. Therefore, special exception relief is required under Section 223 of the Zoning Regulations.

The plans show the addition of a basement apartment in the dwelling. The gross floor area of the dwelling is 4,600 sq. ft., and the gross floor area of the accessory apartment will be 560 sq. ft., which is less than 25% of the total. The basement apartment will utilize an existing door on the south side of the house for access. The owners will live in the main portion of the dwelling, and the aggregate number of persons that will occupy the house will not exceed 6. There is currently not a home occupation on the premises. The only criteria that will not be met are Sections 202.10(a)(4) (lot size is less than 4000 sq. ft.) and 202.10(d) (54 sq. ft. of additional gross floor area is begin added). The Board is empowered to waive these requirements under Section 202.10(i). Therefore, special exception relief will be required under Section 202.10 for the accessory apartment.

Please confirm the foregoing by signing a copy of this letter in the space provided below, and returning it to me. Thank you.

Sincerely,

Christopher H. Collins

CONFIRMED:

Michael D. Johnson
Zoning Administrator

Date: July 8, 2000

Enclosures

#197060