March 13, 2000

Zoning District Manager

RE: 1820 12th Street, NE, Washington, DC 20002

Dear Zoning Manager:

The existing structure is currently configured and used as a single-family dwelling, which will be renovated and maintained as a single-family dwelling. The building is currently located on a non-conforming lot in the R-4 zoning district. The existing structure contains 803 square feet of habitable space. This is adequate square footage as it relates to human comfort.

R-4 zoning requires that a lot have a minimum of eighteen hundred square feet. The above mentioned lot is approximately thirteen hundred square feet. Under this requirement, the client proposes to construct a new two-story rear addition to offset the existing inadequate lot and building size. (see attached blue prints)

Thank-You,

Demtria-Danyell Gibson

Property Owner

James W. Kilette
Project Architect

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BZA
Case No. 16653
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16653
EXHIBIT NO.3