ANDRE F. HOUSTON
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March 2, 2001

Mr. Toya Bello
Building Department, Zoning Branch
941 North Capitol Street, NE, Second Floor
Washington, DC 20002

Dear Mr. Bello:

I am writing this letter to confirm my understanding of the policy of DC Zoning on certain issues which we discussed in a meeting today and in an earlier meeting. The policy on these issues as I understand your interpretation is as follows:

1. The rear yard line on the irregularly shaped lot shown in the attached sketch titled SK-1 is determined as drawn on that sketch.

2. An addition into the required rear yard of the property is eligible for a Special Exception, even though the existing structure, constructed before 1950, has a non-conforming side yard. Article 2001 of the DC Zoning Ordinance (Title 11) does not require obtaining a Variance instead of a Special Exception for the addition in this case. See attached sketch SK-2.

3. That portion of the addition which intrudes into the required rear yard may have a skylight up to four feet above the adjacent grade as a permissible structure or projection into a required open space. This is permitted as by Articles 2502.4 and 2503.2. That part of the structure which is below grade is not counted as a structure or projection into a required rear yard. These points are illustrated in the attached sketch SK-3.

Please phone or write me at the above address if my understanding of these issues is not correct. Thank you.

Sincerely,

BZA
Case No. 16694
Exhibit No. 23

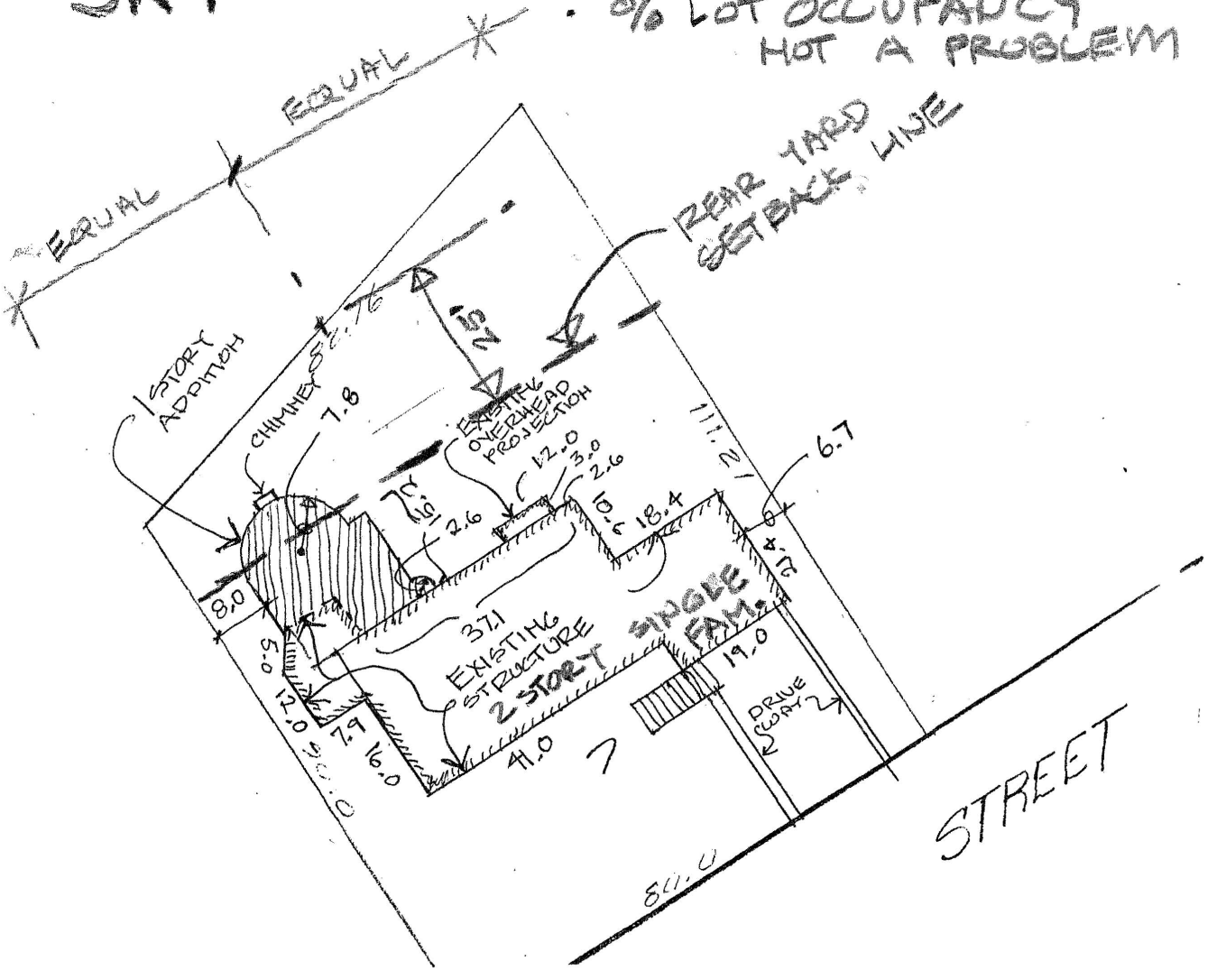
Andre F. Houston, AIA

Board of Zoning Adjustment
District of Columbia
CASE NO.16694
EXHIBIT NO.23

SK-1

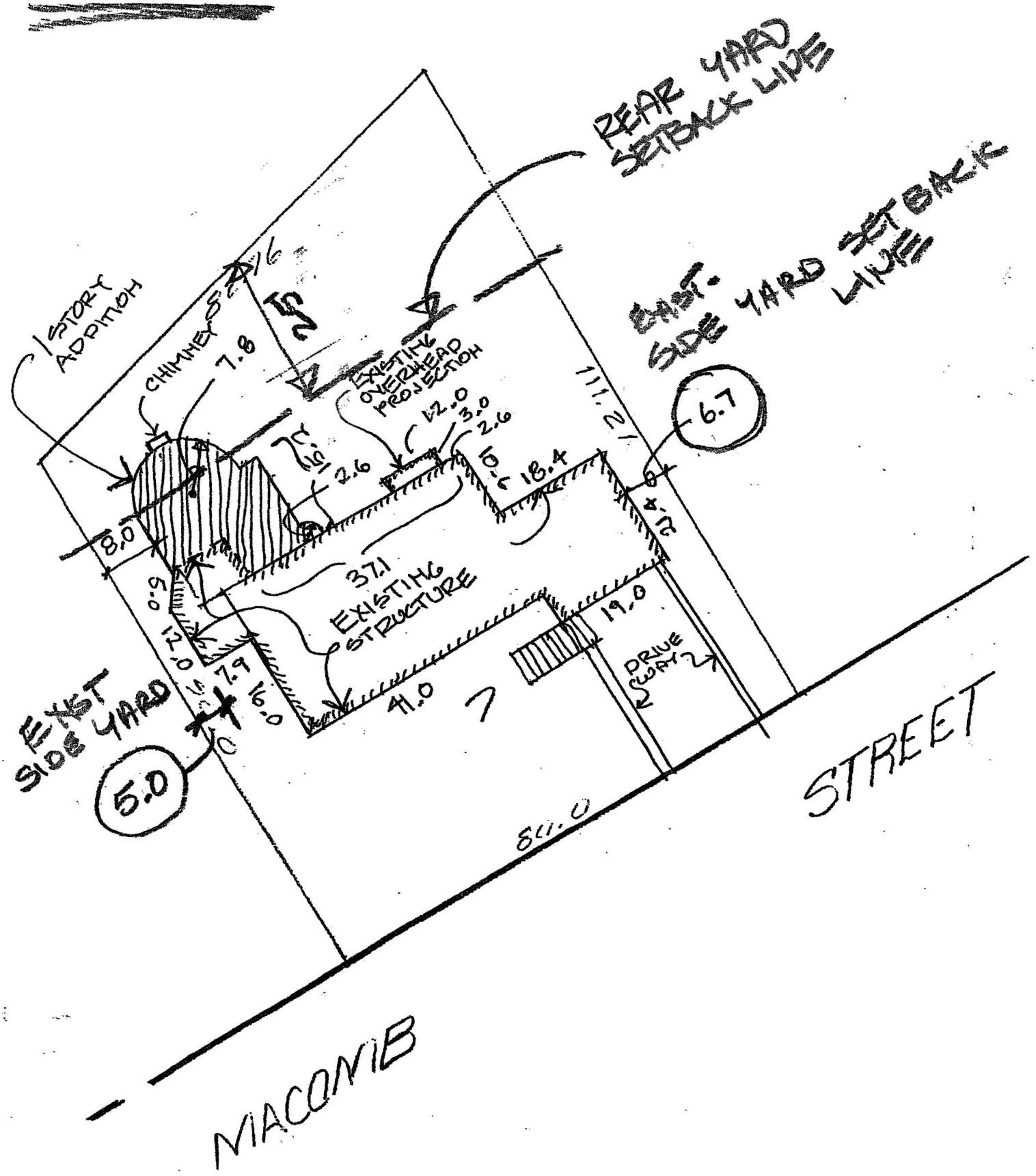
R-1B DISTRICT

- USE: SINGLE FAMILY RESIDENCE
- % LOT OCCUPANCY NOT A PROBLEM

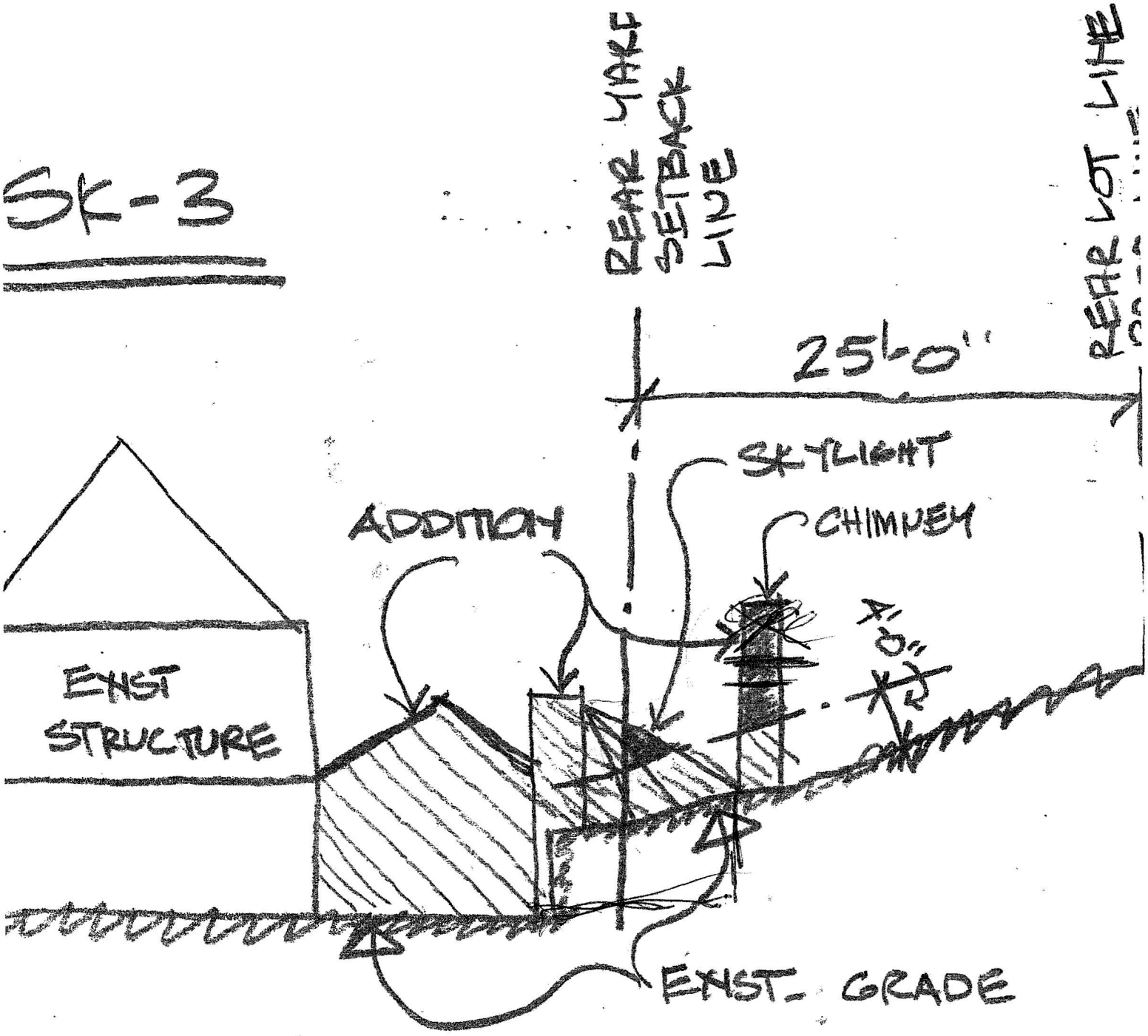


SK-2

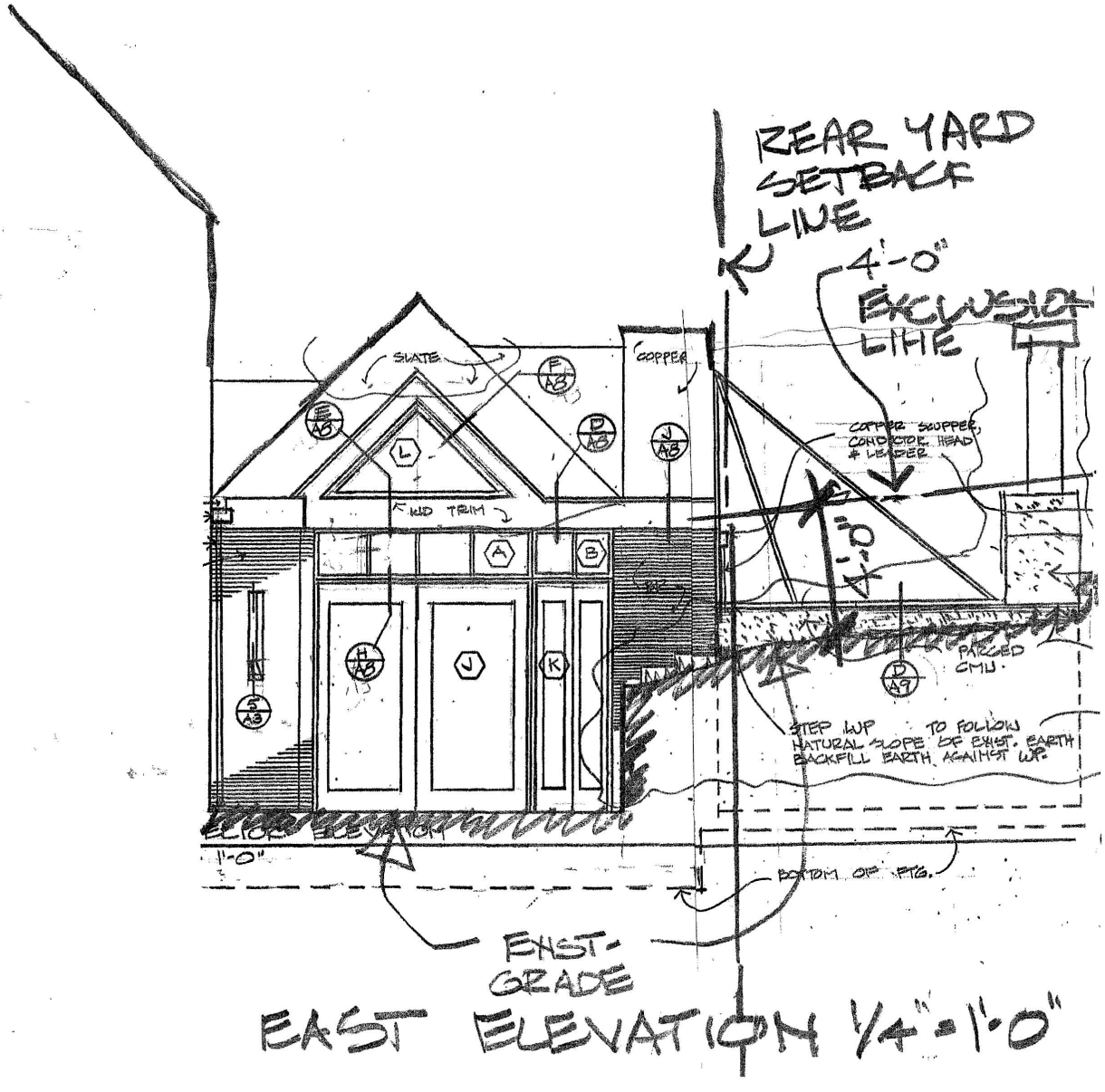
STRUCTURE CONSTRUCTED BEFORE 1950



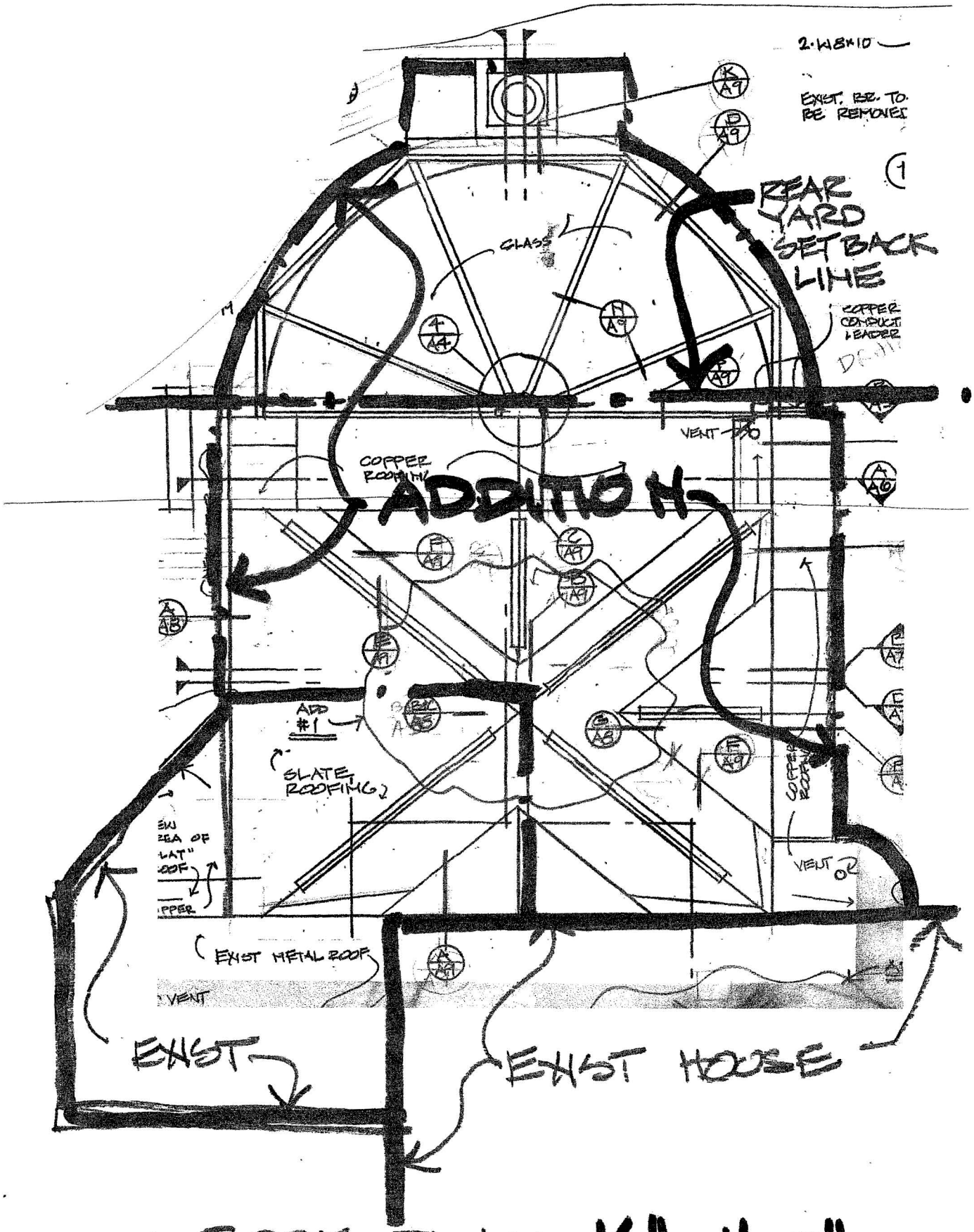
SK-3



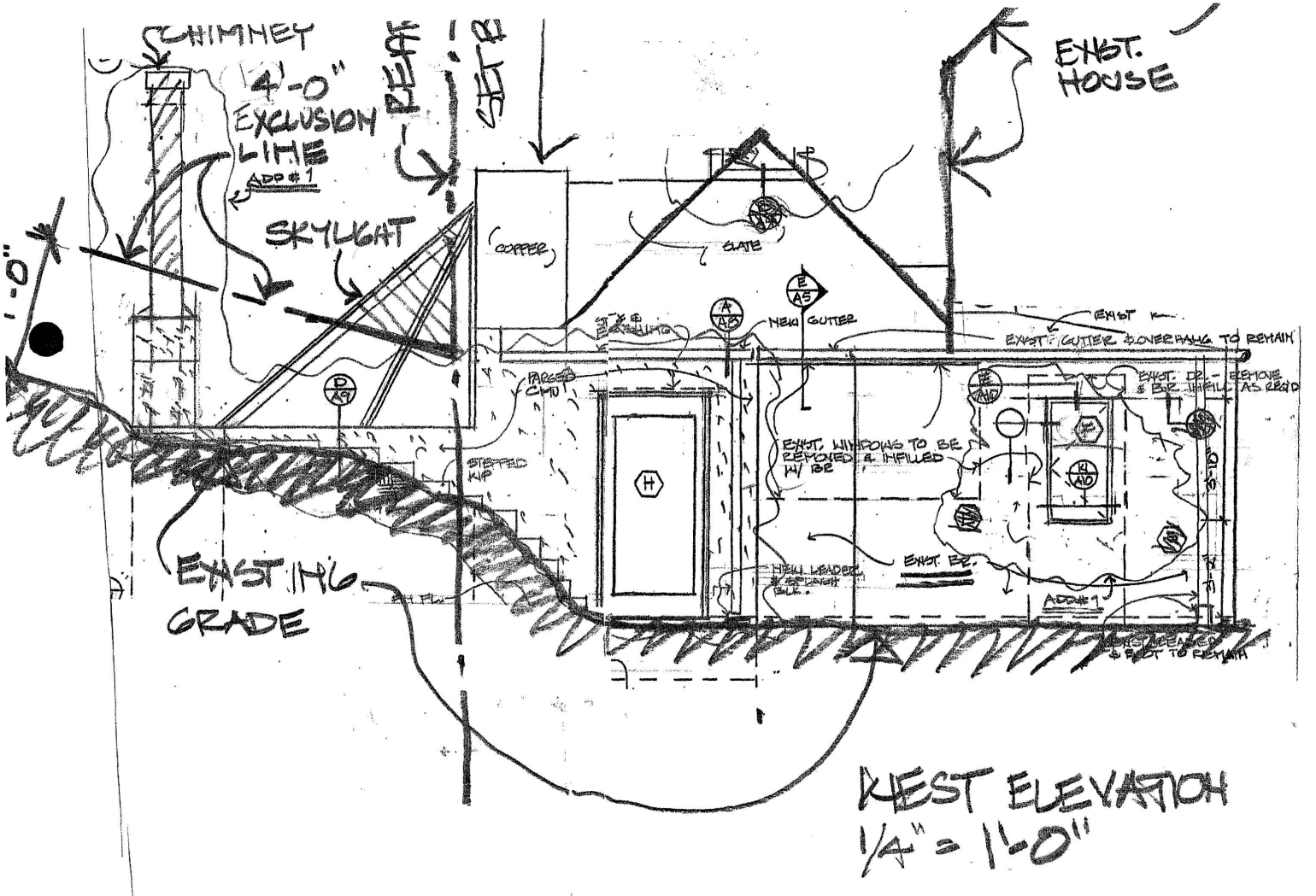
NOTE: THAT PORTION OF THE ADDITION BEHIND THE SETBACK LINE AND ABOVE A LINE 4'-0" ABOVE GRADE (SHOWN SHADED) INTRUDES ON A REQUIRED AND AND WOULD REQUIRE A VARIANCE / SPECIAL EXCEPTION



EAST ELEVATION 1/4"=1'-0"



ROOF PLAN 1/4"=1'0"



WEST ELEVATION
1/4" = 1'-0"

PETETION

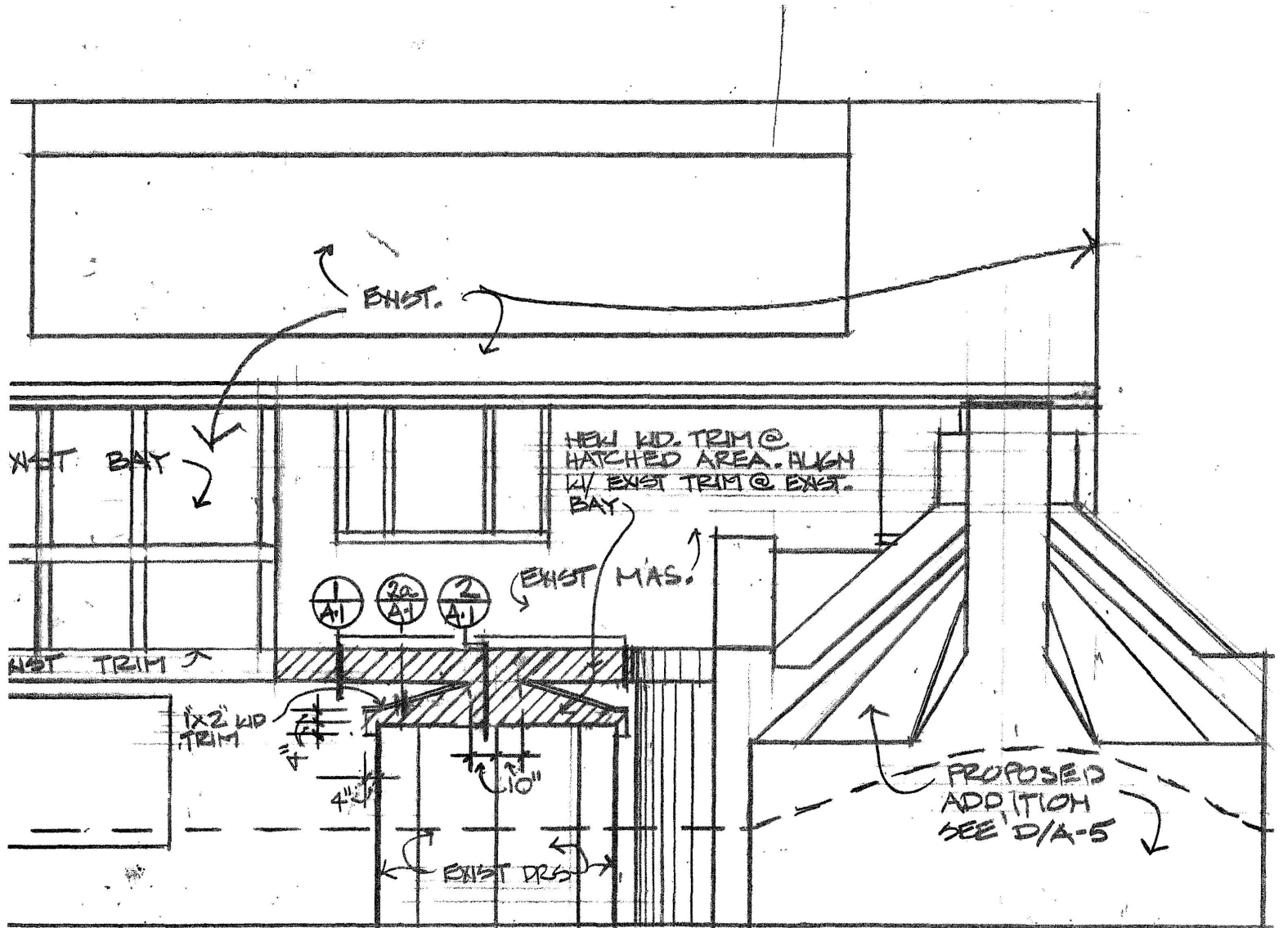
BZA #16694

I have examined the accompanying drawings and letter describing the addition to 5129 Maccomb Street, NW. I understand that those portions of the addition shown on the drawings will require a Special Exception from the Zoning Regulations because of the rear yard requirements. I have no objections to this addition and the request for a Special Exception.

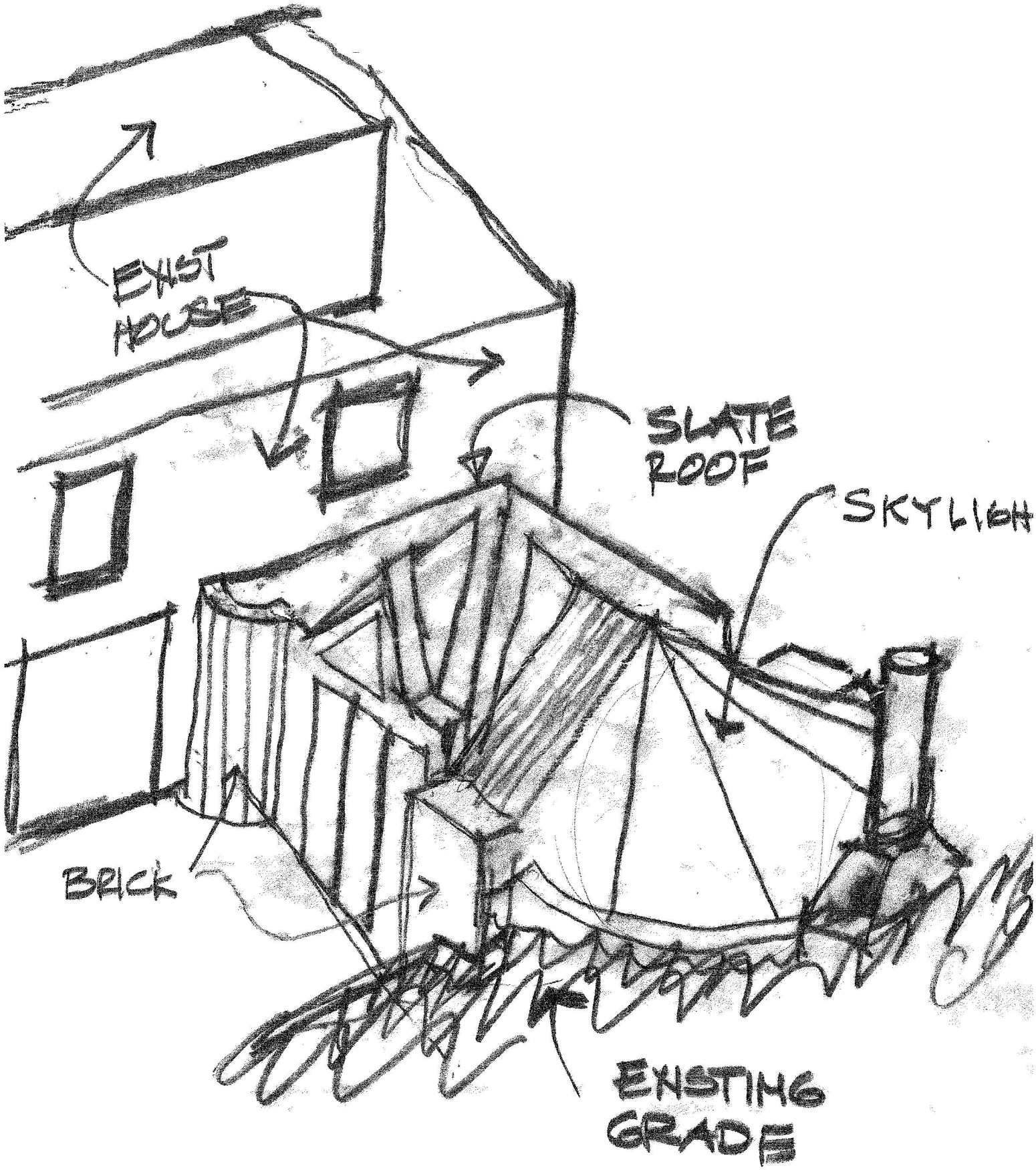
Name	Signature	Address	Remarks
Oscie Thomas	Oscie Thomas	5116 Palisade Lane	(We ~~share~~ ~~abut~~ the rear property line) ~~not a wood burner~~ fireplace/gas OK
Kathleen Colby	K. Colby	5123 Macomb	
Teresa Chope	Teresa Chope	5126 Palisade Ln	
Toby Gati	Toby Gati	5137 Macomb St	chimney only to go to top of sky light; chimney to be 6' of brick, ~~stucco~~ exhaust to be hidden + muffled.

BZA
Case No. 16694
Exhibit No. 23

RECEIVED
D.C. OFFICE OF ZONING
2001 APR -5 PM 12:20



NORTH ELEVATION 1/4" = 1'-0"


EXIST HOUSE
SLATE ROOF
SKYLIGHT
BRICK
EXISTING GRADE