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March 5, 2001

Board Of Zoning Adjustment
441 4th Street NW
Suite 210
Washington, DC 20001

To Whom It May Concern:

Concerning Lot 832, Square 870, at 633 A Street SE:

Section 2001.3 of the DC Zoning Regulations (July 1995) states that enlargements or additions may be made to a structure provided that the structure conforms to the percentage of lot occupancy requirements. The current percentage of lot occupancy is 68 percent.

New Construction, and the extension of a party wall, which has been permitted by the District on the adjoining property (635 A Street SE) has blocked light and air into a breezeway along the east side of the existing structure on lot 832. This construction has produced a certain hardship by rendering the breezeway "useless" and unattractive as an outdoor space. It has also blocked the majority of natural daylight and air which may reach the windows on the existing east elevation. This space ranges between 18 inches and 36 inches in width and up to 30 feet high. This produces a very dark and "useless" space.

Therefore, we request that the Board of Zoning Adjustment please allow for this area to be "filled in;" to convert this outdoor space to interior space, making it a more useable and appealing space on the current lot. Granting permission for this request, and the subsequent infill, may provide a new percentage of lot occupancy of 77 percent.

In addition, we ask for permission to provide a "penthouse" and deck structure to the roof; provided that the penthouse meets all other code and design review requirements.

Please see attached diagrams and photos for illustration of this project request.

Thank you for your time and assistance,

BZA
Case No. 16719
Exhibit No. 3

William B. Gallagher, Jr., AIA

Board of Zoning Adjustment
District of Columbia
CASE NO.16719
EXHIBIT NO.3