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March 5, 2001

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

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To Whom It May Concern:

Concerning Lot 833, Square 870, at 633 A Street Rear. The current lot area is 999 square feet. Brown court is a 30 foot wide residential alley. The alleys which lead from Brown court to the surrounding streets are only 15 feet in width. The current percentage of lot occupancy is 62 percent.

Section 2507.2 of the DC Zoning Regulations (July 1995) states that a one family dwelling shall not be erected on an alley lot UNLESS the alley lot abuts an alley 30 feet or more in width and has from the alley access to a street through an alley or alleys not less than 30 feet in width.

This regulation produces a hardship by not allowing a second story addition to be added to the existing one story structure on this very small size lot. It is evident that other structures on this court have been allowed to erect two story structures that remain within the 30 foot height restriction. Only a few garages remain that do not have additions or have been converted into townhouses.

Therefore, we request that the Board of Zoning Adjustment please allow permission to add a second story to the existing structure, provided that it will also respect the 30 foot height restriction. We feel that this may produce a more useful structure, a more efficient use of the lot, and may provide a more pleasing aesthetic in keeping with the surrounding area. The project will not increase the percentage of lot occupancy beyond it's current condition.

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

Thank you for your time and assistance,

WB Gallagher

William B. Gallagher, Jr., AIA

BZA
Case No. 16721
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16721
EXHIBIT NO.3