Richard Van Os Keuls
ARCHITECT

DC OFFICE OF ZONING
2000 DEC -7 PM 4:19

December 13, 2000

DC Zoning, ATTN: Mr. Bello

Dear Sir:

When I met with you last week to discuss proposed modifications to 2105 N Street, N.W., you indicated that the deck we were showing on our plans, because it spanned from the dwelling to the proposed carport, created a problem wherein the carport could no longer be defined as an accessory structure.

We have solveds this problem by eliminating the raised deck - the owner, Mr. Cogsell, will consider some combination of brick patio and planting areas.

As requested, I have also procured the original of the DC Surveror's document and have drawn the existing and proposed structures on it.

To our working drawing, we have added a set of site coverage calculations, which you indicated would be helpful. Regrettably, even with the elimination of the deck, the coverage comes to 70%, and yet the carport we are proposing is no larger than the previously existing garage, a reasonable assumption since we are proposing to re-use the concrete slab and foundation of the old garage.

In view of these considerations, must we make application to the Board of Zoning Appeals or can Mr. Cogswell's carport be considered a replacement of the former garage and somehow grandfathered?

Sincerely yours,

Richard Van Os Keuls
representing John Cogswell, owner, 2105 N St. N.W.

BZA
Case No. 16728
Exhibit No. 6

1507
Gridley Lane
Silver Spring,
Maryland
20902

AIA

301-649-9854
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Board of Zoning Adjustment
District of Columbia
CASE NO.16728
EXHIBIT NO.6