ANDRE F. HOUSTON
Architect
1053 31st Street, NW
Washington, DC 20007

tel: 202 797 2606
fax: 202 625 0788

D.C. BOARD OF ZONING
RECEIVED
2001 APR 23 PM 3:23

April 20, 2001

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

Dear Mr. Bello:

I am writing to confirm my understanding your interpretation of DC Zoning on certain issues which we discussed on the phone this afternoon, which is as follows:

1. The 7' x 7' triangular area at the front on the corner of the property diagramed in the attached sketch does count as open area in computing the percent of lot occupancy.

2. The 3' wide private alley which forms part of the property, as shown in the attached sketch, does count as open area in computing the percent of lot occupancy.

3. The depth of the rear yard is as shown on the attached sketch, and is not affected by the 3' wide private alley.

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

Sincerely,

Andre F. Houston, AIA

cc: J. Anderson (owner of subjectproperty)

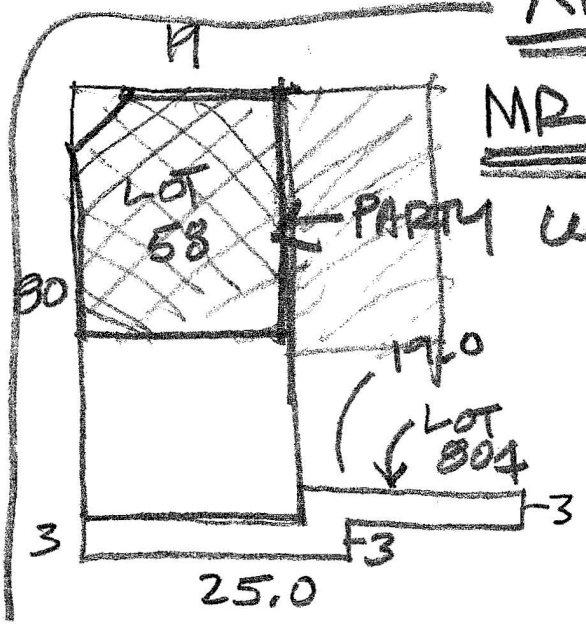
BZA
Case No. 16735
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO.16735
EXHIBIT NO.7

APRIL 17, 200● FAX TO 4●2 487●

ATTENTION

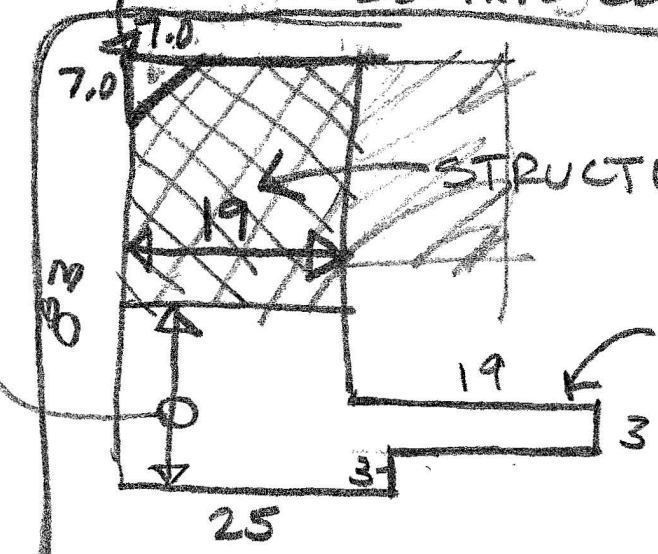
MR BELLO



PLEASE PHONE AHORE HOUSTON 202 797 2606 TO DISCUSS

THANKS

EXISTING - TWO LOTS



NEW CONSOLIDATED SINGLE LOT

QUESTION (1) - FOR % OF LOT OCCUPANCY, IS THE 3'-0" WIDE "PRIVATE ALLEY" COUNTED AS PART OF THE LOT AREA, OR IS IT CONSIDERED AN OPEN COURT WHICH IS TOO NARROW - SEE ARTICLE 199 DEFINITIONS "BUILDING