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March 14, 2000

Rec'd. 10.23.01

Mr. Michael D. Johnson
Zoning Administrator
2nd Floor
941 North Capitol Street, N.E.
Washington, D.C. 20002

Re: Development of Unimproved lot on Chesapeake Street, N.W.

Dear Mr. Johnson:

This is to confirm our discussion on Tuesday, March 14, 2000, wherein we reviewed the Zoning Regulations applicable to the potential construction of a single family detached dwelling on an unimproved lot on Chesapeake Street, N.W., known as lot 856 in Square 2256. Lot 856 is a pie-shaped lot located on a curved portion of Chesapeake Street, so that the front lot line is an arc rather than a straight line. A copy of a survey showing the lot is attached.

The subject property is located in an R-1-A District. The R-1-A District requires a minimum lot width of seventy-five feet and a minimum lot area of 7,500 square feet. However, pursuant to §401.2 of the Zoning Regulations:

> "Except as provided in §401.3, in the case of an unimproved lot in single ownership on November 1, 1957, which has an area or width of lot less than that specified in §401.3 for the district in which it is located and which does not adjoin another unimproved lot in the same ownership, a structure may be erected on the lot if both the area and width of lot are at least eighty percent (80%) of the area and width of lot specified under §401.3; Provided that the structure shall comply with all other provisions of this title.

Title research indicates that as of November 1, 1957, the subject lot 856 was in the ownership of Benjamin C. Sigal and Esther L. Sigal, as tenants by the entirety. Mr. and Mrs. Sigal also owned Lot 859, which adjoins the subject lot to

BZA
Case No. 16764
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.16764
EXHIBIT NO.34

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the east, but which was improved with a house constructed in 1937 known as 2934 Chesapeake Street, N.W. All of the other adjoining lots were in different ownerships.

The subject lot contains 6,723 square feet, which is more than eighty percent of the minimum lot area (7,500 x 80% = 6,000). Measured by any one of three different methods for computing average lot width (as shown on the attached computations and drawings), the average lot width exceeds sixty feet, which is eighty percent of the normal minimum width of seventy-five feet. We therefore concluded that lot 856 could be converted to a record lot complying with the requirements of the Zoning Regulations and that a detached single family dwelling could be constructed on lot 856 as a matter-of-right, provided that the dwelling itself would comply with all of the other requirements of the Zoning Regulations such as height, percentage of lot occupancy, side yard, rear yard, etc.

I would appreciate your confirming this analysis by signing a copy of this letter below. Thank you for your consideration and assistance.

Sincerely,

Steven E. Sher
Director of Zoning Services

Confirmed as complying
with the Zoning Regulations:

Michael D. Johnson
Zoning Administrator

March 14, 2000
Date

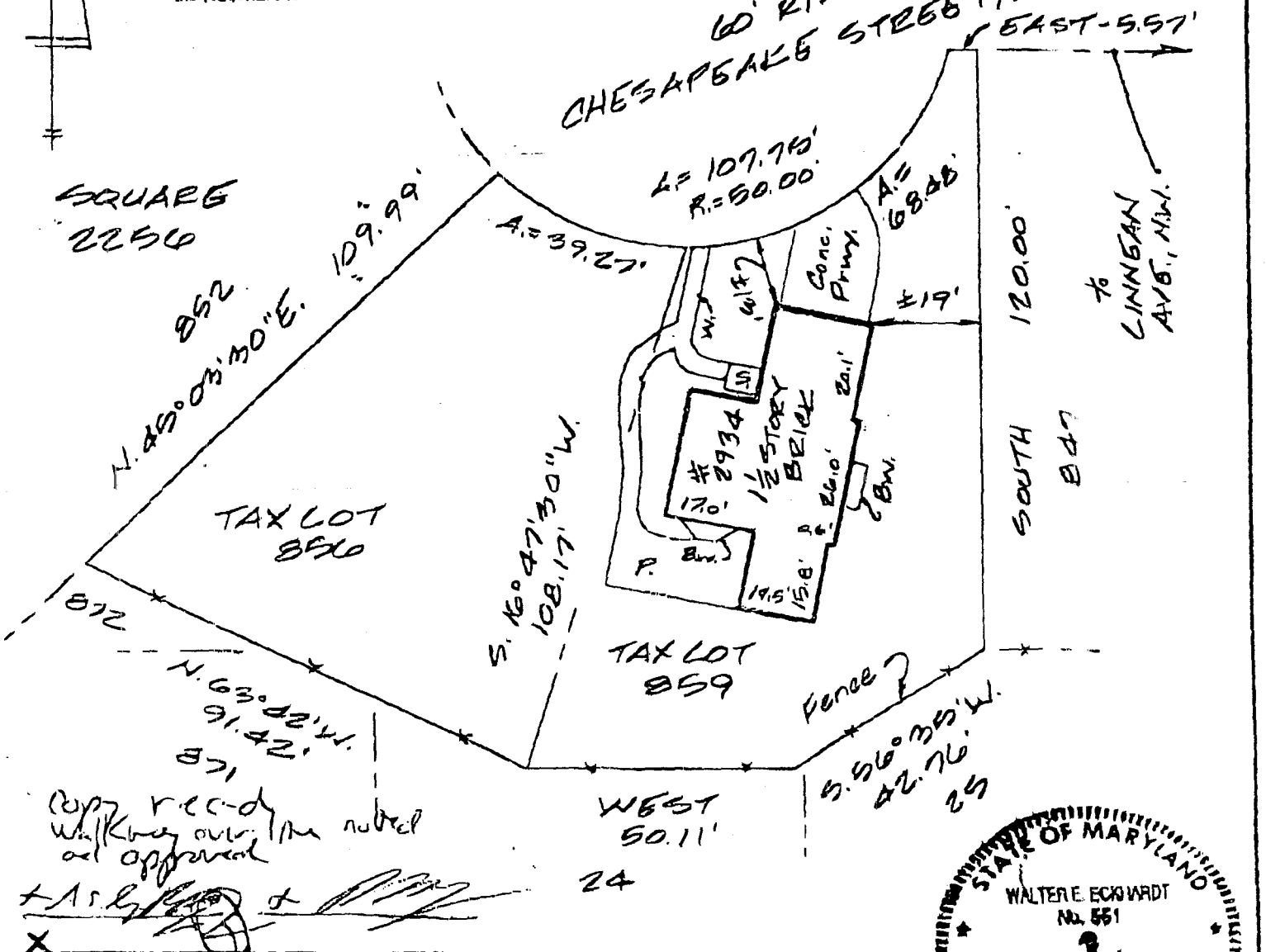
NOTES:

1. This is NOT a Property Line/Boundary Survey and is NOT to be used for the erection of fences or any other improvement; this Survey is for Title Purposes ONLY, if title Report was not furnished
2. This survey was prepared in accordance with the building offsets and property line information from the Office of the Surveyor of the District of Columbia.
3. This property shown hereon is subject to easements and right-of-way(s) of record.
4. The location of any Fence or Fences shown hereon are Approximate ONLY, the Exact location of same has NOT been determined by this survey.
5. LEGEND: OH — building overhang; D — deck; S — stoop; W — walkway; P — patio; AW — aerial wire(s); P.L. — property line; BW — bay window; CHM. — chimney; WW. — window well; SW — stairwell; G — gas meter.

C-P NO.: 110001 0010 B

EFF. DATE: NOV. 15, 1985

Note: This property lies within Flood Zone C, an area of Minimal flooding, as established by the National Flood Insurance Program, (F.E.M.A.)



HOUSE LOCATION DRAWING

#2934 CHESAPEAKE ST., N.W.

TAX LOTS 856 & 859, SQUARE 2256

Subdivision Book —, Page —

County Book —, Page —

Assessment & Taxation Plat No. 3172-H & 3173-W

District of Columbia

CERTIFICATION:

I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments.

Walter E. Eckhardt
Property Line Surveyor, Md Reg No 551

STATE OF MARYLAND
WALTER E. ECKHARDT
No. 551
REGISTERED PROPERTY LINE SURVEYOR

MSI METROPOLITAN SURVEYS, INC.
11262 Georgia Ave. • Suite 102
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FAX: (301) 929-8197

Case: R00 03015 | File: 03027 00. | Ck.: — | Dm.: MB | Scale: 1" = 30' | Date: 5-17-...