SHIRLEY Z. JOHNSON
3328 N STREET, N. W.
WASHINGTON, D. C. 20007

December 18, 2001

BY HAND
Board of Zoning Adjustment
441 Fourth Street, NW
Suite 210
Washington, DC 20001

Re: Square 1220, Lot 94

Gentlemen:

Enclosed is an application for a zoning variance and enclosures; explanations in response to Item 4 of the Instructions follow:

A. A certified plat drawn to scale, a drawing with the additions highlighted in yellow, and the contractor's drawings are enclosed. (A-1 to A-3)

B. The house is presently used as a single family dwelling and will continue to be so used after any addition.

1st Floor – A small pantry would be added to the kitchen.

The pantry would be under an existing overhang.

2nd Floor – An existing room would be expanded for use as a guest bedroom and library with a bathroom.

The second floor addition would fill-in an area to the side and back of the house.

Many of the houses in the neighborhood are filled-in on the second floor so that the first and second floors have the same dimensions. An example is the house next door (3330 N Street, NW). Thus, this house is at a material disadvantage vis-à-vis other houses in the

BZA
Case No. 16834
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16834
EXHIBIT NO.3

neighborhood. It would be a hardship not to grant the variance.

C. Enclosed are three photos of the (1) front and (2) rear and side of the house where the additions would be added. (B-1 and B-2)

D. Enclosed are labels with names and addresses of owners of properties within 200 feet in all directions. (E)

Also enclosed is the consent of the only neighbor with a view of the proposed addition. (C)

E. None.

F. Not applicable.

G. The Zoning Administrator's recommendation is enclosed. (D)

H. The house is in the Georgetown Historic district and has a conservation easement. The addition has been unanimously approved by (1) The Advisory Neighborhood Commission 2E on October 2, 2001 and (2) The Commission of Fine Arts for the concept on October 3, 2001.

We would appreciate a bench decision and expedited summary order.

Thank you very much.

Sincerely,

Shirley Z. Johnson

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