OSSOLINSKI
ARCHITECTS

February 8, 2002

Ms. Jerrily Kress
Director, Office of Zoning
441 4th Street, NW
Suite 210 South
WDC 20001

Re: Zoning Self-Certification for 1459 Corcoran Street, NW
STATEMENT OF EXISTING AND INTENDED USE

Dear Ms. Kress;

This variance request is for an existing 2-unit townhouse in the R5B Zone at the above address . The townhouse will remain a 2-unit townhouse.

The existing townhouse has an 80.4% lot occupancy which includes the area of an existing, court, less than 5' wide. We are requesting 2 variances.

The first is to build an elevated walkway within the existing court. This does not increase the lot occupancy but requires a variance under SS 2001.3 because the existing condition does not conform to lot occupancy requirements.

The second is to build a small portion of the walkway over a portion of the court that is larger than 5' wide, thereby increasing the lot occupancy by 1% to 81.4%. This requires a variance under SS 403

This request is respectfully submitted so that the Owner of the townhouse can access the existing patio above his rear garage from the first floor of his residence. We hope the BZA will give favorable consideration to this variance request.

Sincerely,

Matthew M. Ossolinski, AIA
Principal

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BZA
Case No. 16862
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16862
EXHIBIT NO.3

5232 44TH STREET NW SUITE 3
WASHINGTON DC 20015
V:202.966.9449 F:202.966.8661