Mr. Permit

By Hand

September 3, 2002

Mr. Geoffrey Griffis, Chairman
District of Columbia Office Of Zoning
Board of Zoning Adjustment
441 4th Street, NW
Second Floor South
Washington, DC 20001

Re: Board of Zoning Adjustment Case No. 16863 - S & P Properties - 420 M Street, NW - Square 514 Lot 863, change in the proposal for the percent of lot occupancy being originally asked for at 68.8 % being voluntarily reduced by the Applicant to 66.62%.

Dear Chairman Griffis and Members of the Board of Zoning Adjustment:

The Applicant has taken a careful look at the design and has discovered that the overall percent of lot occupancy in the amount of 68.8 percent can be reduced in a couple of places.

First, the connector being reconstructed was designed at a width of 4.7 feet, the same as the existing connector width. Applicant has discovered that since we are seeking relief to modify this existing structure, Applicant wishes to reduce the overall width of the proposed garden trellis connector requested in the original application to a width of three feet (3.0'). This means the overall area of the connector is being reduced from 122.2 SF to 77.25 sf, for a net reduction of 44.95 square feet.

Second, the applicant can reduce the addition at the rear of the existing house by three feet, without substantially impairing the architectural design. This will add back a total of 13.9 feet x 3.0 feet = 41.7 feet.

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BZA
Case No. 16863
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16863
EXHIBIT NO.28

This reduces the size of the footprint by 86.65 square feet, which is 2.18 percent lot coverage. The above revisions will reduce the amount of variance relief requested under section 403 from 68.8 percent to a revised 66.62 percent.

We want to point out that the connector is a garden trellis, which is open on the side along its length, facing the interior of the lot. In reality, the connector is open for use and enjoyment of the occupants of the building. The re-configured connector contains 77.25 square feet, which is 1.94 percent lot coverage.

Attached please find a revised site plan showing the proposed reductions in the percentage lot occupancy requested.

Sincerely,

James F. Smith, Agent for Applicant

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