January 9, 2002

Board of Zoning Adjustment
441 4th St., NW
Room 2 South 32
Washington, DC 20004

Dear Sir or madam:

This variance application addresses a question created by the presence of a water/sewer right-of-way through our backyard. Our yard is composed of two lots (lots 64 and 817), that cover about 6500 square feet. The right-of-way runs between lots 64 and 817 and adds about another 2500 square feet to the yard, for a total area of about 9,000 square feet.

The lots and right-of-way all form part of one yard. We maintain the right-of way as part of the yard, and hold an ownership interest in the land that is the subject of the right-of-way. Nevertheless, since the yard is composed of several lots, and the house is located on one of these lots (lot 64), the percentage of the lot coverage is evidently computed based on lot 64 alone.

If one considers the size of our entire yard, the proposed addition along with the existing house will cover only about 9.5% of the total yard. When one computes lot coverage based only on lot 64, however, the lot coverage computation is about 50%.

As our family grows, we need somewhat more space. This can be accomplished in a manner in keeping with the overall character of the neighborhood, and without significantly changing the coverage of our overall yard, based upon the proposed addition. We hope that you will approve this variance request.

Sincerely yours,

Michael B. Johnson
5814 Sherier Place, NW
Washington, DC 20016

BZA
Case No. 16884
Exhibit No. 4

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Board of Zoning Adjustment
District of Columbia
CASE NO.16884
EXHIBIT NO.4