April 5, 2004

Board of Zoning Adjustment
441 4th St., N. W.
Washington D.C. 20001
Reference Case : 4432 Faraday Pl., NW

Dear Sir or Madam:

This letter is in response to the request by Clifford Moy for a clarification of the lot percentage calculations submitted regarding the residence of Cecelia Berg-Benson and Jack Benson of 4432 Faraday Pl., N.W., Washington D.C.

The data used in the calculations was taken from the two (2) surveyed lot drawings included with this letter. The plat from Snider & Associates which is certified by Jeffrey A. Foster, a Maryland licensed surveyor, was commissioned by the Bensons. The less detailed plat is certified by Thomas A. Maddox, a District of Columbia licensed surveyor.

The side yard setbacks were calculated as follows. From both Mr. Foster's plat and Mr. Maddox's plat the lot width is equal to 45.50 ft. From Mr. Maddox's plat the West setback is equal to 12.75 ft. which we assume to be the rear corner of the existing house, not including the sun porch. From Mr. Foster's plat the rear of the house is 27.1 ft. By subtraction, 45.50 ft. minus 27.1 ft. (the width of the house) minus 12.75 ft. (the West setback) equals 5.65 ft. This 5.65' is therefore the East side setback. From field measurements taken by myself, not being a licensed surveyor, I have come up with a width of the glass enclosed porch equal to 7.5 ft. Therefore, the West side setback of the glass enclosed porch is 12.75 ft. minus 7.5 ft. which equals 5.25 ft. To re-state, the existing house as currently constructed would therefore have the East setback equal to 5.65 ft. and the West setback equal to 5.25 ft.

The lot percentage was calculated from Mr. Foster's plat as follows:
The area of the main block of the house is:
(27.1 ft. times (23.1 ft. plus 3.3 ft)) which equals 715.44 square feet

The area of the front bay window is:
(8.4 ft. times 2.3 ft.) which equals 19.32 square feet

The area of the glass enclosed porch is:
(16.0 ft. times 7.5 ft) which equals 120 square feet

Therefore, the area of the existing house is (715.44 + 19.32 + 120.0) which equals 854.76 square feet. I have rounded this number off to 855 square ft.
The area of the proposed addition to the rear is (9.0 ft. times 31.375 ft.) which equals 282.375 square feet. The area of the proposed addition to the side is (4.25ft. times 11.0 ft.) which equals 46.75 square ft. The combined area of the addition is (282.375 sq. ft.

BZA
Case No. 16921
Exhibit No. 47

Board of Zoning Adjustment
District of Columbia
CASE NO.16921
EXHIBIT NO.47

plus 46.75 sq. ft.) which equals 329.125 square feet. I have rounded this number off to 329 square feet.

The total lot coverage for the existing house and the proposed addition is (855 + 329) which equals 1184 square feet. The area of lot 190, square 1582 is 3413 square feet. **This equates to a lot percentage of approximately .3469 or 34.7%.**

As an additional calculation, I looked at the lot coverage percentage if we had somehow incorrectly measured the sun porch setback. If the sun porch was less than 5 ft. from the West property line we would have to include the area of the yard between the porch and the lot line. If we take the porch length which is equal to 16.0 ft times a 5 ft. width of side yard, we must add (16.0 times 5.0) which equals 80 square feet. This 80 square feet would then be added to the 1184 square ft. measured above and bring the total lot coverage to (80 + 1184) which equals 1264 square feet. **Even in this case, the lot percentage is equal to (1264 divided by 3413) which is .37035 or approximately 37%.**

The lot coverage percentages of either 34.7% or 37% are therefore less than the required 40% maximum allowed under the zoning provisions for an R-2 lot.

Sincerely,

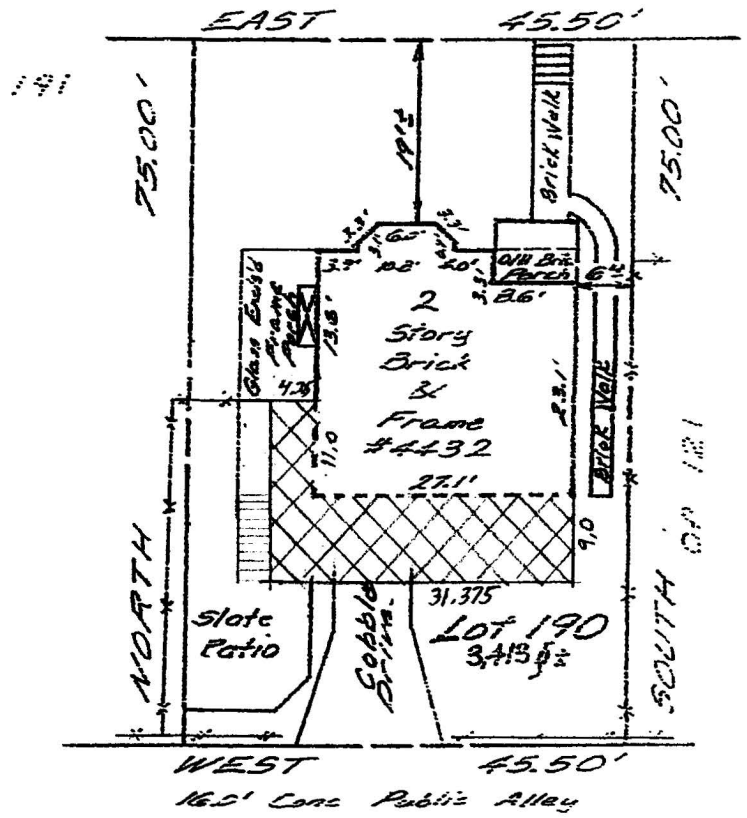
Alan R. Denniston
Artisan Residential Design
317 Franklin Avenue
Silver Spring, MD 20901

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



FARADAY PLACE, N.W.



PROPOSED ADD'TN

Notes:

1) Flood zone "C" per H.U.D. panel No. 0010B.

2) No property corners found. Lines shown evidenced by drawing of record and field measurement.



Location Drawing
LOT 190, SQUARE 1582
WASHINGTON
District of Columbia

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN."

Jeffrey A. Foster

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES	
D.C. SURVEYOR RECORDS	
BOOK	92
PAGE	172
LIBER	
FOLIO	

SNIDER & ASSOCIATES
SURVEYORS – ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

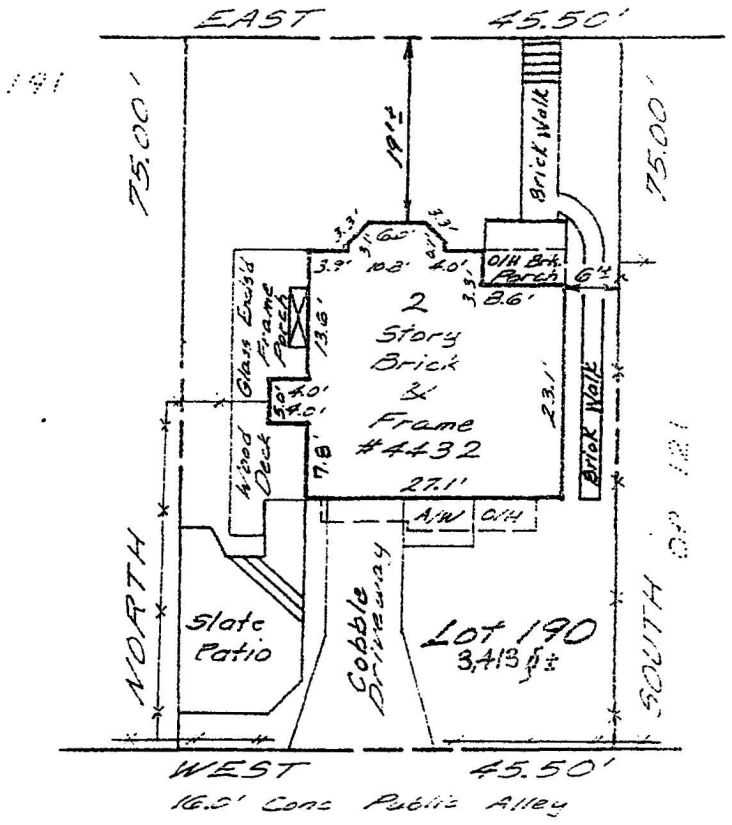
DATE OF LOCATIONS		SCALE:	1" = 20'
WALL CHECK:		DRAWN BY:	V.G.S.
HSE. LOC.:	3-12-02	JOB NO.:	02-1193

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FARADAY PLACE, N.W.



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STATE OF MARYLAND
JEFFREY A. FOSTER
REG. NO. 587
PROPERTY LINE SURVEYOR

Location Drawing
LOT 190, SQUARE 1582
WASHINGTON
District of Columbia

EXISTING HOUSE SURVEY

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SQUARE 1582
LOT 191
SCALE 1" = 30'
1-31-97

Setbacks: 8' sides
20' rear
40% lot occupancy

Zoned: R-2

FARADAY PLACE N.W.

