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26 June 2002

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

Re: Zoning Self-Certification for 625 Q Street, NW
STATEMENT OF EXISTING AND INTENDED USE

Dear Ms. Kress;

This special exception request is for an addition to an existing semi-detached single family residence in an R-4 zone at the above address. The townhouse will remain a single family residence.

Based on Building Area, the existing residence has a lot occupancy of 56%. By definition, this Building Area includes the area of an existing side yard less than 5' wide, but does not include the existing deck because it does not extend above the main floor of the building.

We require Special Exceptions under SS 223 & 3104.1 because the addition will roof and screen the existing deck and therefore increase the lot occupancy to 66%. The addition will not adversely effect the light and air of neighboring properties, nor unduly compromise the privacy and enjoyment of neighboring properties. We have designed the screen walls and roof so that the addition will not visually intrude upon the character, scale and pattern of houses along the street.

This request is respectfully submitted so that the Owner can use the existing deck, free of mosquitoes, for more of the year than is currently possible.

Sincerely,

Matthew M. Ossolinski, AIA
Principal
0129ltr.01

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

BZA
Case No. 16923
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16923
EXHIBIT NO.4