August 15, 2002

Board of Zoning Adjustment
441 4th street NW – suite 210
Washington, DC 20001

To Whom It May Concern:

The existing structure located on 4651 Massachusetts Ave, N.W. Washington DC. 20016, consists of 3 components. The first component is a 1-story brick house with basement and attic that totals 2211sf. The total height of the house is 18'-11" as measured from the center of the front façade to the highest most point of the roof. The home has 2 bedrooms and 2.5 bathrooms.

The second component consists of a 2-car brick garage that totals 532sf of space. It has a total height of 16'-3" as measured from the center of the façade to the highest most point of the roof structure. The third component consists of an open breezeway that connects the two structures. The breezeway consists of wood structural and non-structural parts and has slate paving below. Both the main structure and the accessory structure were recorded in March of 1952'. See Attachment B. The total enclosed space is 2211sf. The use of the building is a residence with a two-car garage and breezeway that connects the main house to the garage.

The renovation shall consist of extending the rear of the house by two feet and adding new second floor above the existing main house. There shall also be a loft with a closet and bathroom above the second floor. There shall be 3 floors total, with a total height of 35'-10 ½" as measured from the center of the front façade to the highest most point of the roof. A new sunroom shall connect the main house to the garage and shall consist of a double height space. The square footage of the main house including basement and existing floor and new floors above shall be 3742sf. The use of the proposed renovation will remain as is, a single-family home with a two-car garage.

The renovated garage shall be bumped up by 1 story to serve as an artist studio and storage. The total height of the garage shall be of 24'-10" as measured from the ground at middle of the façade to the highest point of façade on the alley. The square footage of the studio shall be 532sf.

Sincerely,

Gregory A. Kearley
Inscape Architects

BZA
Case No. 16939
Exhibit No. 8

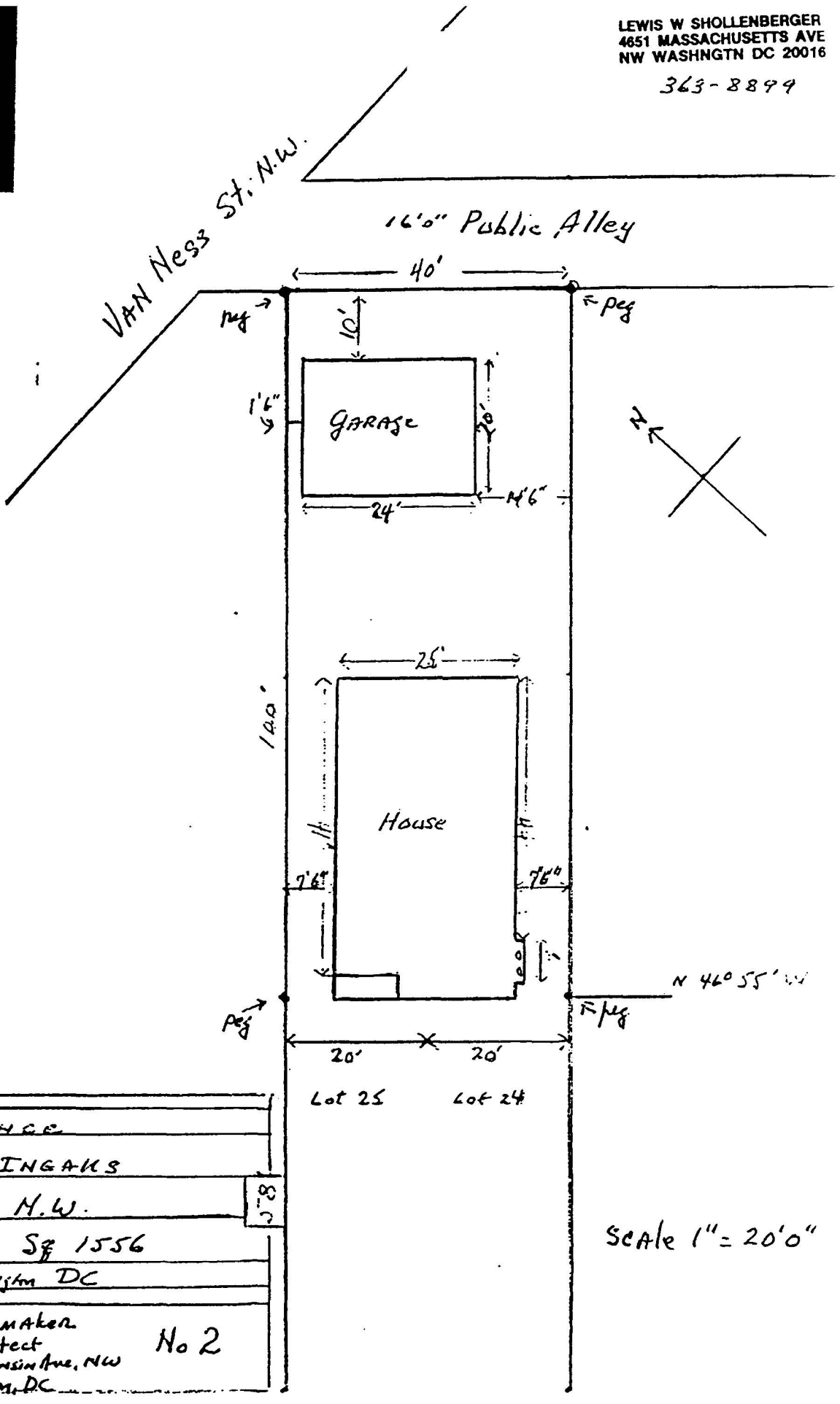
Rec'd 8/16/02

[1] Section 405.8 – District of Columbia Municipal Regulations: In the case of a building existing on or before May 12, 1958, with a side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; Provided, that the width of the existing side yard shall not be decreased; and Provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.).

Board of Zoning Adjustment
District of Columbia
CASE NO.16939
EXHIBIT NO.8

LEWIS W SHOLLENBERGER
4651 MASSACHUSETTS AVE
NW WASHNGTN DC 20016
363-8899

[redacted]



Residence for Mr. FRANCIS INGALLS	J-8
4651 MASS. Ave. N.W.	
Lot 24+25 Sq 1556	
WASHINGTON DC	
MARCH 1952 — WARREN SHOEMAKER Reg. Architect 4801 Wisconsin Ave. NW WASHINGTON, DC	No 2

Scale 1" = 20'0"

4651 MASS. Ave NW.

Square 1556

ATTACHMENT B