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Affairs & Property Management
Subcommittee

Chairperson
Board of Directors, Washington
Metropolitan Area Transit Authority

June 23, 2003

Ms. Jerrily Kress, FAIA
Director
Office of Zoning
441 Fourth Street, NW
Washington, DC 20002

2003 JUN 23 PM 2:47

Re: Board of Zoning Adjustment Case Number 17026
1326 Girard St., NW
Washington, DC 20009
Lot 821 in Square 2680

Dear Ms. Kress:

I have reviewed the architectural plans and DC builder's plats for Mr. Schortinghouse's proposed construction of a rear yard carport and deck addition at the subject premises. I understand that this addition requires a zoning adjustment concerning the loss of the rear yard use to be decided at a Board of Zoning public hearing on June 24, 2003.

I agree with Mr. Schortinghouse's design to recover 2 additional spaces of off-street parking from alley access by positioning the carport with the deck space above to compensate for the loss of rear yard by adding the same square footage of space back to the property's useful amenity space. I understand that the zoning code requires only two spaces of off-street parking to be created by this project. By using his design as presented, Mr. Schortinghouse is able to create five spaces of off-street parking in a neighborhood that is sorely in need of additional parking. I further understand that this design also satisfies necessary life safety second egress issues for the apartment units and does not interfere with the light and air quality of neighboring properties.

Mr. Schortinghouse's property is a valued asset addition to the quality and aesthetics of our neighborhood and the additional off-street parking spaces created is to be greatly encouraged.

I support Mr. Schortinghouse's request for a zoning variance necessary to complete the proposed carport and deck construction project.

BZA
Case No. 17026
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO. 17026
EXHIBIT NO. 34

Sincerely,



JG/jj