17039

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Administrator

D.C. ZONING
2003 JUL 21 PM 2:57

July 21, 2003

Mr. and Mrs. John McAdams
2708 44th Street, N.W.
Washington, D.C. 20007

Re: Amendment to "Order to Abate and Remove the Top Story"

Dear Mr. and Mrs. McAdams:

This is to advise that the Building and Land Regulation Administration, Department of Consumer and Regulatory Affairs, is amending the Order to Abate and Remove the Top Story ("Order"), dated March 28, 2003.

One of the violations cited in the Order stated that your residence at 2708 44th Street, N.W., exceeded the maximum Gross Floor Area ("GFA") permitted by the Zoning Regulations found at 11 DCMR § 1543.3. The Order recited that the maximum GFA permitted for your structure was 6,353.20 sq. ft. but that the GFA of your structure was 6,705.76 sq. ft., thus exceeding that maximum. We have had occasion to re-calculate the GFA of your residence and have determined that the GFA should not have been calculated as stated, but as 5,600 sq. ft., which is within the maximum 6,353.20 sq. ft. permitted.

Accordingly, we are amending the March 28, 2003, Order to rescind the violation for exceeding the maximum GFA permitted. The other violation cited in the Order, that your residence exceeds the number of stories allowed, must still be abated.

We are aware that you have filed an application with the Board of Zoning Adjustment seeking zoning variances to resolve these matters, so we are forwarding a copy of this letter to the Board for its consideration.

Sincerely,

Denzil L. Noble
Administrator

cc: Board of Zoning Adjustment
Office of Planning

BZA
Case No. 17039
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO. 17039
EXHIBIT NO. 39

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

941 North Capitol Street, N.E. - Suite 2000
Washington, D.C. 20002
202-442-4455 - Fax: 202-442-4863

D.C. OFFICE OF ZONING
2003 JUL 21 PM 2:57

Fax

To: BZA From: Denzil Noble

Fax: 727-6072 Pages: 2

Phone: 727-6311 Date: July 21, 2003

Re: 2708 44th Street, N.W. CC:

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