17045

Charles I. Bryant, FAIA
Architect

4201 CONNECTICUT AVE, N.W.
WASHINGTON, D.C. 20008
(202) 244-2108 x105

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THE OFFICE OF ZONING
The Board of Zoning Adjustment
411 4th Street, NW, Suite 210
Washington, DC 20001

RE: **VARIANCE FOR NEAVELLE COLES**
1215 E Street, NE
Washington, DC 2002-6337

Alternate consideration for response to percentage of lot occupancy

The request before the board includes an increase in the existing house footprint of "one foot" at the addition. The "one foot" is the extent of the lot occupancy increase of the request. The category effected, Chapter 20, 2000.5(a), states, *"Non-conforming use of land, including land use with a structure incidental to the use of the land;"*. Chapter 20, 2001.2 stipulates, *"ordinary repairs, alterations and modernization to the structure, including structural alterations, shall be permitted"*. Chapter 20, 2001.3(c) stipulates, *"The addition or enlargement itself shall not increase or extend any existing nonconforming aspect of the structure and shall not create any new nonconformity of structure and addition combined"*.

Accordingly, the owner proposes to modify his request by altering and repairing the carriage house to include reducing its length footprint by one foot. Such alteration will have the net effect of a 'zero' increase in lot occupancy and no new nonconformity of structure and addition combined.

The applicant respectfully requests the board consideration of this alternative that will facilitate retention of the carriage house at 1215 'E' Street, Northeast.

Respectfully submitted,

Charles I. Bryant

Charles I. Bryant, FAIA

BZA Case No. 17045 cum Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17045
EXHIBIT NO. 30