*Ossolinski* **ARCHITECTS**PLLC
*5232 44th Street, NW Suite #3*
***Washington, DC 20015-2100***
*202.966.9449 Fax: 202.966.8661*

***MEMORANDUM***

*TO:* Board of Zoning Adjustment
c/o Ms. Jerrily Kress
Director, Office of Zoning
441 4th Street, NW
Suite 210 South
WDC 20001

D.C. ... 2003 SEP 29 PM 12: 46

*PROJECT:* Gay / Liddell Residence Application #17048
*BY:* Matthew Ossolinski, AIA
*DATE:* 26 September 2003
*VIA:* Hand
*COPY TO:* -

As requested by Toye Bello, and following our BZA hearing, we are submitting the attached plat plan and resubmitting the attached building area calculations showing actual calculations. Please note that the revised total is within 70% lot occupancy as permitted by Special Exception by virtue of the allowable exclusion of chimney area and other minor adjustments. The 5' court resulting from our rear addition continues to be excluded from Building Area.

We apologize for any calculation errors on our original submission and trust that this will be interpreted as in compliance with the intent of SS 223 for special exceptions.

If you have any questions please do not hesitate to call me.

**BZA**
**Case No.** 17048
**Exhibit No.** 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17048
EXHIBIT NO. 30

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*PROJECT:* Gay / Liddell Residence
*DATE:* 26 September 2003

## ZONING CALCULATIONS

LOT: 818
SQUARE: 988
ZONE: R-4

| | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| BUILDING HEIGHT | MAX 40' OR (3) STORIES | 30' +/- | 30'+/- |
| LOT AREA - (23.9x17.6)+(18.6x64.5)+[(.8x23.9)/2] | MIN 1800SF | 1629.9SF | 1629.9SF |
| LOT WIDTH | MIN 18' | 18.6' | 18.6' |
| -EXISTING BUILT FOOTPRINT - (18.6x31.6)+(14.09+17.9)+(13.78+9.2) | | 966.75SF | 966.75SF |
| -EXISTING OPEN COURT LESS THAN 5'-0" INCL. IN BLDG AREA - (3.83x17.90)+(4.14x9.2) | | 136.14SF | |
| -AREA OF ADDITIONS - (3.83x10.2)+(5.00x12.24)+(2.08x3.75)-5.00 permitted chimney exclusion | | | 103.07SF |
| -RESULTING NEW OPEN COURT LESS THAN 5'-0" INCL. IN BLDG AREA - (3.83x7.70)+(4.14x9.20) | | | 67.58SF |
| -TOTAL BLDG. AREA | | 1102.89SF | 1137.4SF |
| % LOT OCCUPANCY | MAX 60% | 68% | 69.8% |
| REQUIRED REAR YARD DEPTH | MIN 20'-0" | 29.72" | 24.72' |
| OPEN COURT WIDTH | MIN 4"/FT OF COURT HEIGHT BUT NOT LESS THAN 10' (7.5'+/-) | 4' | 4' |

# DISTRICT OF COLUMBIA GOVERNMENT
# OFFICE OF THE SURVEYOR

Washington, D.C., May 27, 2003

**Plat for Building Permit of** SQUARE 988 LOT 818

**Scale:** 1 inch = 20 feet  Recorded in A & T Book Page 3762-G

**Receipt No.** 04681

**Furnished to:** GREGORY GAY

Surveyor, D.C.

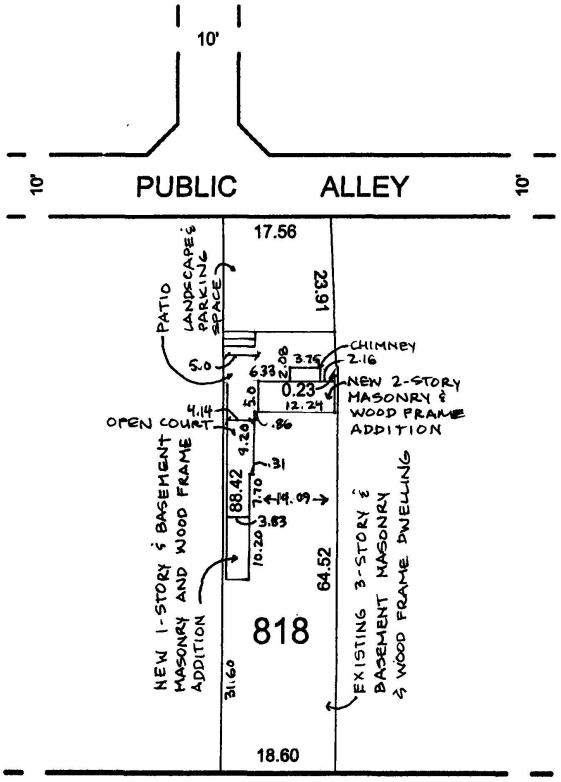
By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.




EAST CAPITOL STREET, N.E.

SO-04681(2003)