

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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APPEAL OF:

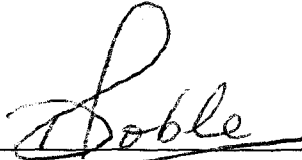
Kalorama Citizens Association from
Administrative Decision of DCRA
On Permits B455571 and B455876

BZA Appeal No. 17109

STATEMENT OF ACTING ZONING ADMINISTRATOR
REGARDING MEASUREMENT OF BASEMENT/CELLAR SPACE

This statement is in response to the affidavit of James J. Fahey submitted in April 2004. The exercise of drawing a plane from front to back of the property only speculates what the natural grade may be and will not yield an answer as to how much of such floor area will count towards Gross Floor Area (GFA). Drawing a grade plane line from the grade at the front of the building to the grade at the rear of the building does not, in and of itself, yield an answer as to how much of the gross floor area should count towards floor area ratio (FAR).

The Zoning Administrator's Office submits that the most accurate way to arrive at a pro-rated number is through the perimeter calculation methodology that was utilized in this project and has been the practice of this office as far back as I can remember, during my twenty (20) years in the Building and Land Regulation Administration. In fact, often in the construction of a building, excavation or the creation of a berm may alter the FAR or GFA of a building.



Denzil L. Noble
Acting Zoning Administrator

BZA
Case No. 17109
Exhibit No. 78