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D.C. OFFICE OF ZONING
2011 FEB 20 AM 10: 16

#BZA CASE Number: 17124

Considerations for approval:

o. Increasing lot occupancy from 60% to 85% will bring a significant "*historical* "value, images, and elegant appearance to the neighborhood.

o. *Four out of eight (4/8)* ANC full committee members recommended a rear yard of lot occupancy up to the maximum 85% (note: one representative was absent who supported on my position) on Feb.11th full ANC meeting.

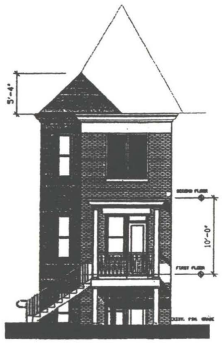
o. Because the Historic Planning Office has determined that an existing building as "*Non-Contributing Building*", leaving a rear of (20 ft x11.56 ft) is waste of lot and interferes with the historic value & house appearance.

o. Uneven "*Corner lot*" and *the 11.56 ft*. width pose hardship in achieving a design for the intended use while simultaneously maintaining a historical balanced appearance.

o. One neighbor is concerned about the natural light from the west side, *even 60% lot occupancy* the natural light would be completely blocked to the next house.

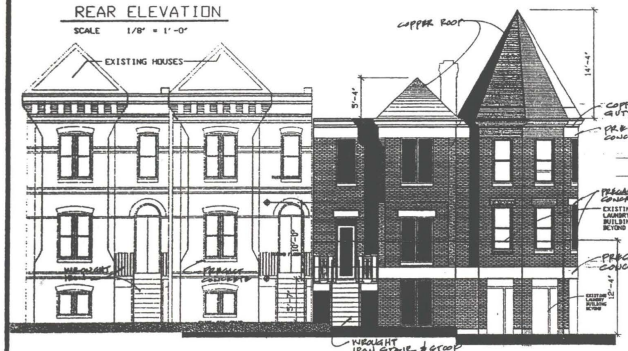
BZA
Case No. 17124
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17124
EXHIBIT NO. 22



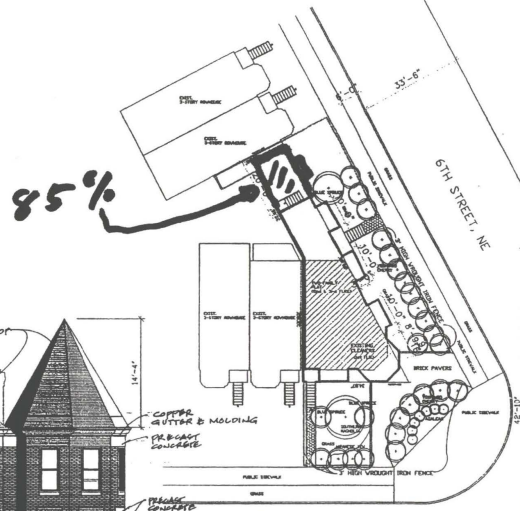
REAR ELEVATION

SCALE 1/8" = 1'-0"



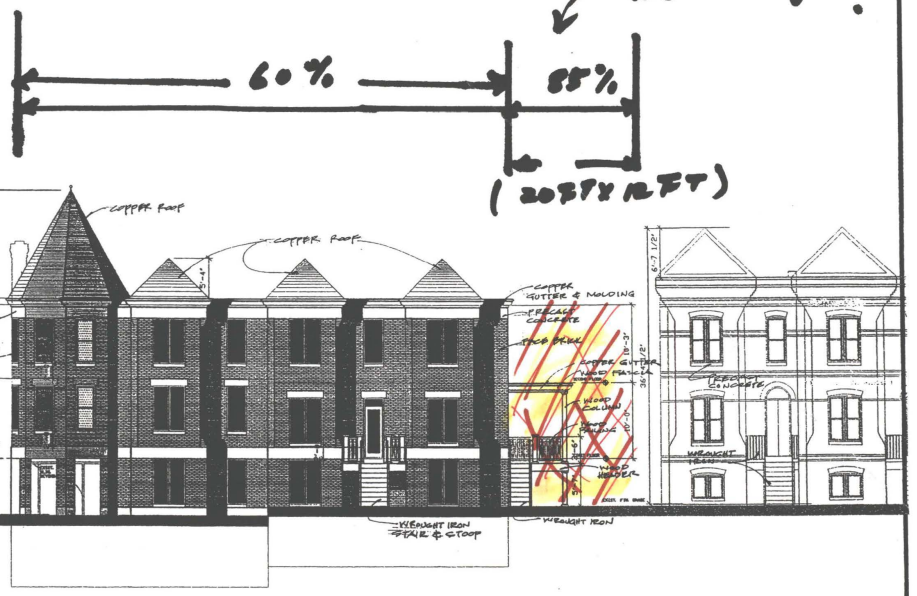
MASSACHUSETTS AVENUE ELEVATION

SCALE 1/8" = 1'-0"



SITE PLAN

SCALE 1" = 20'



SIXTH STREET ELEVATION

SCALE 1/8" = 1'-0"

Owner's Name:
HOWARD HEU

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Architect:
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Project Name:
601 MASSACHUSETTS AVENUE, NE

LOT:
SQUARE:

ZONING DESIGNATION:
1996 BOCA USE GROUP:
1996 BOCA CONSTRUCTION TYPE:

REVISION SCHEDULE

Revision Number	Revision Name	Revision Date

Drawing Name:
SITE PLAN
ELEVATIONS

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Contract Date:	7/2/03
Designed by:	
Designed by:	
Autocad by:	
Architect's Project Number:	

PRE-REVISION SET
REVISION REV. SET
FINAL REVISION SET
REVIEW BY/DATE

Drawing Sheet Number:
A2

Sheet ____ of ____