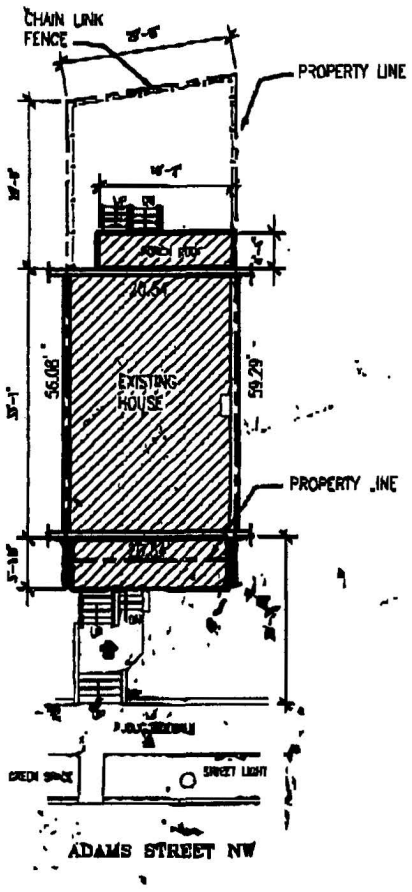
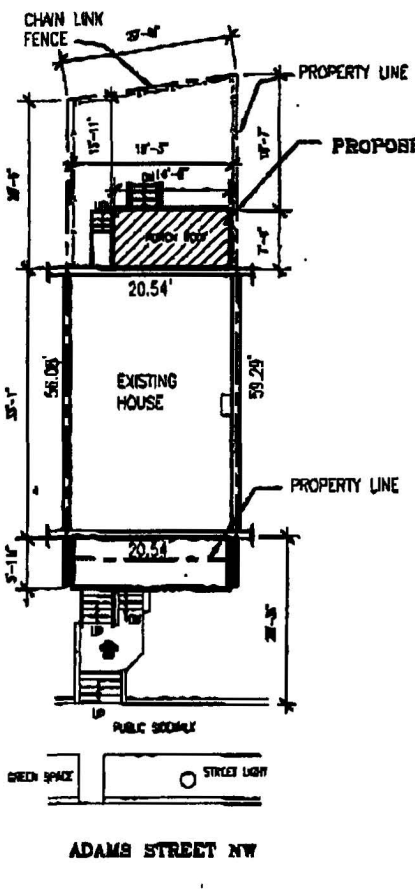
BZA # 17134

WALKER HOUSE RENOVATION

163 ADAMS STREET, NW, WASHINGTON, D.C., 20001



EXISTING SITE PLAN
SCALE: 1"=10'-0"



NEW SITE PLAN
SCALE: 1"=10'-0"

EXISTING CONDITIONS
163 ADAMS STREET NW, WASH DC
LOT 15, SQUARE 3125
LOT OCCUPANCY 717.0 SF OR 60%
LOT 1185 SF
REAR PORCH 78 SF
FRONT PORCH (ON PROPERTY) 51.35 SF

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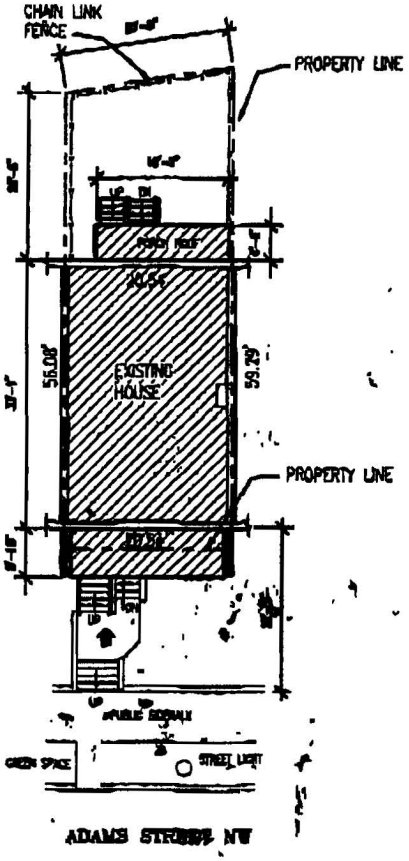
BZA
Case No. 17134
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17134
EXHIBIT NO. 30

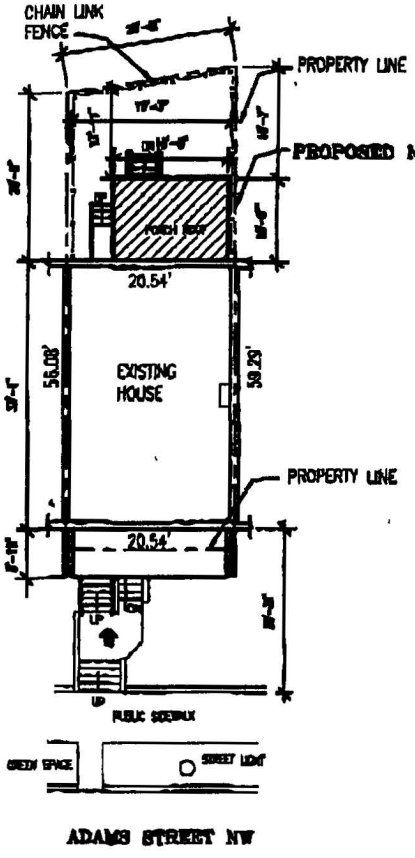
WALKER HOUSE RENOVATION

163 ADAMS STREET, NW, WASHINGTON, D.C., 20001

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EXISTING SITE PLAN
SCALE: 1"=10'-0"



NEW SITE PLAN
SCALE: 1"=10'-0"

SCOPE OF WORK:
1. A CHANGE TO #B457197 DATED
2. LEAVE THE SU AT 10" X 16" AS INSTEAD OF 7'4,
2. RELOCATE THE THE BASEMENT A THE PORCH AND ROOF.

EXISTING CONDITIONS
163 ADAMS STREET N
LOT 15, SQUARE
LOT OCCUPANCY 71'
LOT 1185 SF
REAR PORCH
FRONT PORCH (ON I
BASEMENT

Zoning Tabulation

PROPOSED	Built Area	Lot Area	%LotOcc	Rear Yard
Building	679.46			
Front Porch	51.35			
Addition	102.62			
	833.43	1184.85	70%	13 ft. 11 in.

CONSTRUCTED				
Building	679.46			
Court<5 ft.	45.40			
Front Porch	51.35			
Addition	160			
	936.21	1184.85	79%	11 ft. 5 in.

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Government Of The District Of Columbia
Office Of Planning

★ ★ ★

Facsimile Transmittal Sheet

To: Rick Nero	**From:** ARTHUR JACKSON
Company: OFFICE OF ZONING	**Date:** JANUARY 19, 2005
Fax Number: 727-6072	**Number Of Pages Including Cover:** 3
Phone Number: 727-6311	**Sender's Phone Number:** 202-442-8809
Re: CONCERNS ABOUT BZA 17134	

☐ Urgent ☐ For Review X Please Comment X Please Reply ☐ Please Recycle

Attached is a quick tabulation based on the revised addition plan approved March 2004, and a plan of the constructed addition prepared by the architect. Note the revised plan shows a 7.3 x 14 ft. addition with nearly a 14-foot rear yard setback, and an open court approximately 5.5 ft. wide between the addition and the western boundary.

The new addition is 10 x 16 ft. on a lot a little over 20 ft. 6 in. wide meaning the court space is now narrower than 5 feet. Adding this nonconforming court area to the building area results in a nearly 80% lot occupancy percentage.

The current rear yard dimension also has to be closer to 11 feet due to the expansion. Looks that this special exception in now in variance territory. Let me know your thoughts.

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