January 2, 2004

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Office of Zoning
441 Fourth Street, Northeast
Suite 210
Washington, DC 2003

Ref: **BOARDING OF ZONING APPLICATION REQUEST FOR VARIANCE AT 163 ADAMS ST NW, WASH. DC 20001 SQUARE 3125/LOT 0015**

Dear Sir/Madam:

The owner of the above referenced property is hereby requesting a variance from the required percentage of lot occupancy requirement of 60%, and 20' rear yard requirement.

The present house is a structured row house used for residential and will continued to be used as the owner's family resident. The owner's family has owned the above referenced property since the year 1965. At present, the existing lot occupancy is 60%, which includes a two-story porch that is extended the length of the house. The existing porch is approximately 4' by 0" wide and is not functional because it is so small. It is the owner's desire to replace the existing wood porch (which is in poor condition), and replace it with an enclosed sunroom. The exterior walls would be enhanced with continuous windows to maintain a light atmosphere similar to the existing structure. Moreover, the owner would like to extend the structure of the sunroom an additional 4' from its existing structure. In doing so, relief is being sought for an area variance/use variance special exception that would allow an increase of lot occupancy to 72% in lieu of 60%, and leave a rear yard sufficiency of 13'-0' at one side and 16"-0" the other end. This rear yard is sloped.

By evidence of the photos enclosed, these picture exhibit rear years of the block. Several existing properties already have expanded porches with solid siding and small windows. Many of these properties leave rear yards of less than 8"-0'. One property in particular near the alley covers the entire lot. Some of the existing houses that face an alley have fairly new rear garages that more than exceed 60% lot occupancy.

The creation of a sunroom at the above referenced property would only add value and beauty to the neighborhood, and functionality for the owner. This small development presents no known public utility challenges to my judgement.

17134

Board of Zoning Adjustment
District of Columbia
CASE NO. 17134
EXHIBIT NO. 7

Therefore, we are humbling requesting that the Board of Zoning approve this request, as there are no known objections brought forth to date by surrounding neighbors. We ask the Board Zoning Adjustment of the District of Columbia to act expeditiously on this request as to allow the owner to move forward with his intended plan

If anyone in your office have any questions whatsoever, please do not hesitate to contact the owner, Mr. V. Jerome Walker at 202 2528 6072 or Gayle Patrick at 202 332 1297.

Respectfully submitted.



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