2004 APR 19 A 11:47
D.C.
CASE NO.

April 19, 2004

District of Columbia Board of Zoning Adjustment
441 4th Street N.W.
Suite 210-S
Washington, DC 20001

Subject: Revised Drawing to Plans for Accessory Garage Structure Addition

Reference: 1) BZA Case 17142 - Joseph F. & Sandra L. Reid - Special Exception
2) Public Hearing held 4/13/04 (Continued to 4/27/04)

Dear Board of Zoning Adjustment:

Enclosed please find revisions to drawings #2 and #3 in the plans for the subject garage. Specifically, drawings #2 and #3 have been revised to replace the attic story (which was determined to be a second story to the structure) with a mezzanine. Pursuant to Chapter 1 Section 199 of the District of Columbia Zoning Regulations, a mezzanine is defined as a floor space within a story between its floor and the floor or roof next above it and not having an area of not more than 1/3 of the area of the floor immediately below. A mezzanine shall not be considered a story in determining the maximum number of permitted stories.

Sincerely,

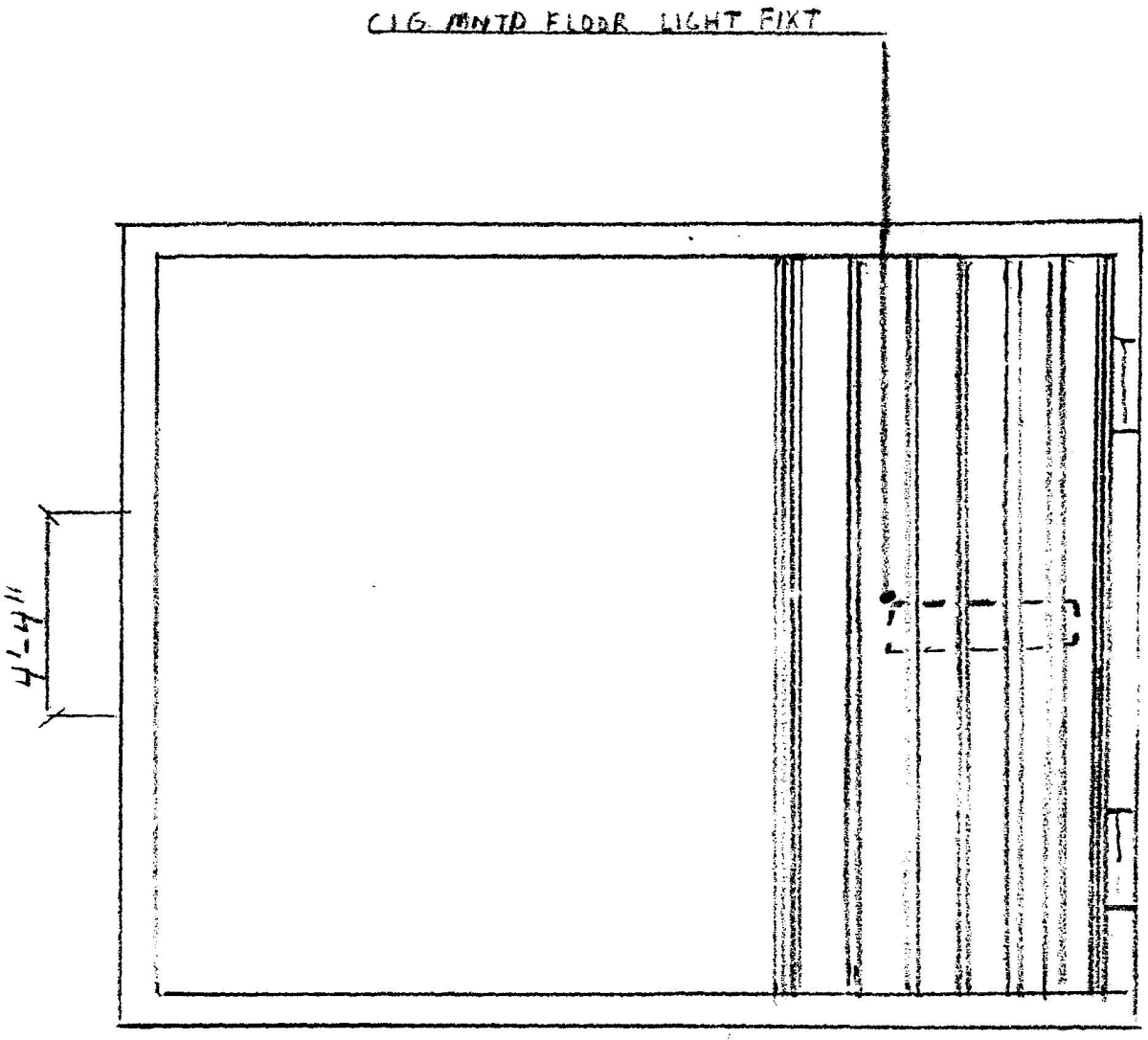
Joseph F. Reid
639 A Street NE
Washington, DC 20002

Sandra L. Reid

C: District of Columbia Department of Consumer and Regulatory Affairs

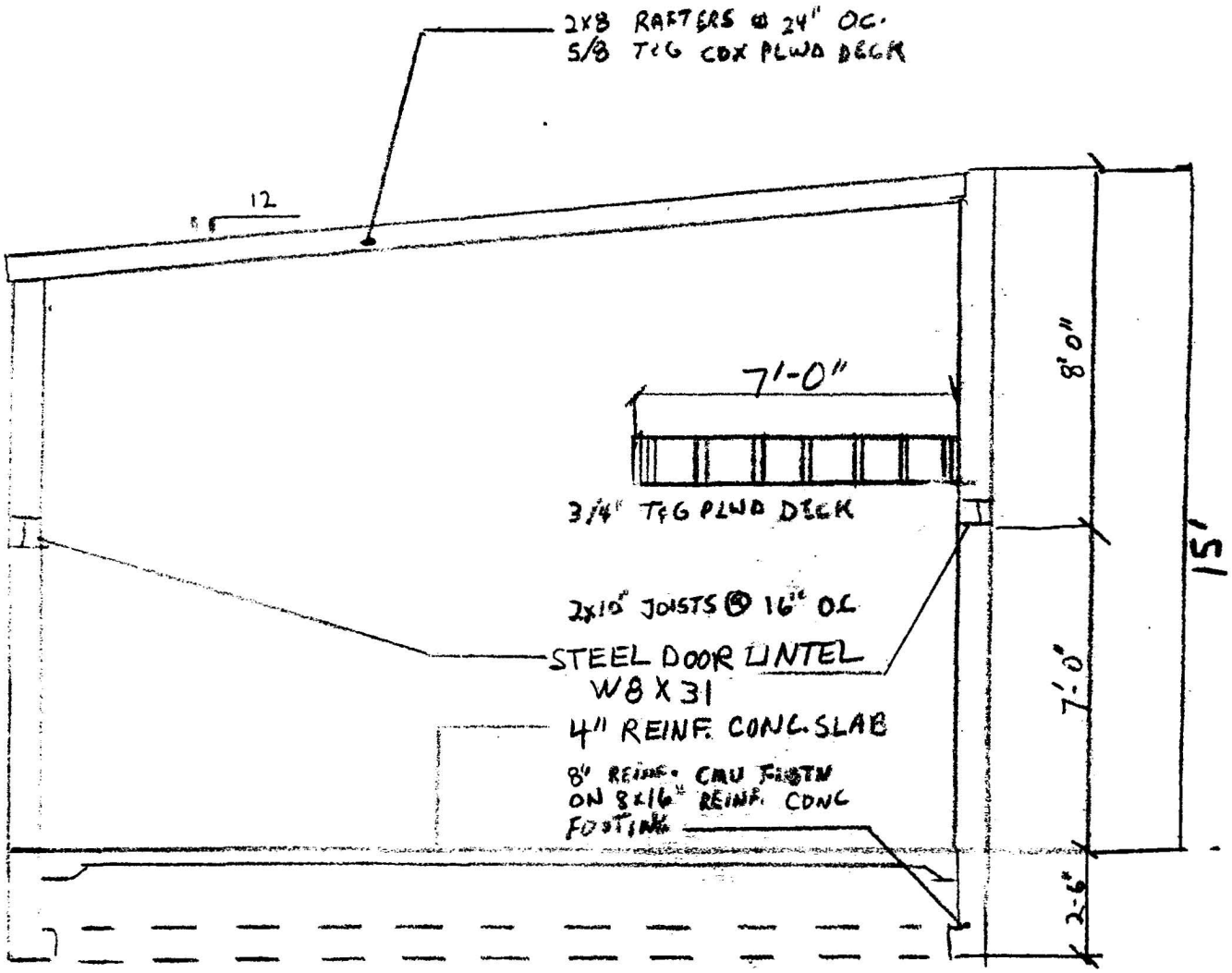
BZA
Case No. 17142
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17142
EXHIBIT NO. 26



UPPER LEVEL PLAN

2


2x8 RAFTERS @ 24" OC.
5/8 T&G CDX PLWD DECK
12
7'-0"
8'0"
15'
3/4" T&G PLWD DECK
2x10" JOISTS @ 16" OC
STEEL DOOR LINTEL
W8 X 31
4" REINF. CONC. SLAB
8" REINF. CMU FOOTING
ON 8x16" REINF. CONC
FOOTING
7'-0"
2'-6"

SECTION

3