

ARCHITECT OF THE CAPITOL ACTION

August 25, 2011



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CAPITOL (CAP) INTEREST OVERLAY

AOC File No. 11-02

Submission of

Stephanie and John Lester Special Exceptions:

Pursuant to DCMR 11, §§ 223, 403, and § 2516.1 for lot occupancy relief and lot control restrictions relief for rear additions on the second and third floors of an existing single family row dwelling and second story to a proposed garage at 117 C Street S.E. Washington, D.C. 20003

Hearing Date: October 2011

BZA Application No. **18263**

Architect of the Capitol Action requested by the Board

Review and report on building plans pursuant to DCMR 11, § 1202

**Board of Zoning Adjustment for the
District of Columbia
2nd Floor Suite 210 441 4th Street, NW
Washington, D.C. 20001**

Chair and Members of the Board:

Pursuant to its authority granted under DCMR 11 § 1202 and, in particular §§ 1202.1 and 1202.3 to review and report on Special Exceptions in the Capitol (CAP) Interest Overlay District, the **Architect of the Capitol** has found that the proposed relief for additions to a three-story row dwelling and second floor addition to a proposed garage at 117 C Street, S.E. that does not meet the lot occupancy requirements under DCMR 11 §§ 403 and 223 and lot control restrictions under DCMR 11 § 2516.1 and § 223, **is not inconsistent** with the intent of the CAP/R4 District (Overlay) and **would not** adversely affect the health, safety, and general welfare of the U.S. Capitol precinct and area adjacent to this jurisdiction and **is not inconsistent** with the goals and mandates of the United States Congress as stated in DCMR 11 § 1200.1 **The Applicant, however, is still responsible for meeting the burden of proof associated with the relief requested and consistency with general intent of the Zoning Regulations and should provide shadow diagrams for both equinoxes and solstices reflecting the impact of the additions and the garage on the adjacent neighbors. The amount of storage needed at the garage should be questioned as it affects the size of the structure.**

Sincerely,

Michael G. Turnbull, FAIA
Assistant Architect of the Capitol

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18263
EXHIBIT NO. 26

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