

ARCHITECT OF THE CAPITOL ACTION

June 20, 2012



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CAPITOL (CAP) INTEREST OVERLAY

AOC File No. 12-01

Submission of

James Therry and Marina Martin Special Exception:

Pursuant to DCMR 11, §§ 223.1, 403.2, for lot occupancy relief for a 2nd level rear deck addition to an existing dwelling at 149 D Street, SE, Lot 0074 in Square 0734, Washington, D.C. 20003, in the CAP/R-4 residential zone district. (§3103.2)

Hearing Date: September 2012

BZA Application No. 18393

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 2nd level deck to an existing dwelling at 149 D Street, S.E. that does not meet the lot occupancy requirements under DCMR 11 §§ 403 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 the Board with adequate testimony that the deck has little or no impact on the adjacent neighbors.

Sincerely,

Michael G. Turnbull, FAIA
Assistant Architect of the Capitol

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18393

EXHIBIT NO. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.18393
EXHIBIT NO.22