



CAPITOL HILL RESTORATION SOCIETY

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October 1, 2012

Sara Benjamin Bardin
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: BZA# 18414

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on September 13, 2012, considered the above case. The case involves the application of Juliet Macur and David Michaels for a special exception to allow a rear addition to an existing one family row house not meeting the lot occupancy, side yard, and nonconforming structure requirements in the R-4 zone at 712 A Street, SE. The applicant wishes to add a two story rear addition to replace an existing one story sun room. Because there is a three foot side yard the property is considered semidetached and is allowed a lot coverage of only 40%. The applicant seeks permission to go from 49% lot coverage to 57%.

The applicant's architect made a presentation at the meeting and the committee voted unanimously to support the application. The committee found that the addition will not affect the light and air nor privacy of use and enjoyment of neighboring properties. The architect, Jennifer Fowler, advised the committee of the support for the improvement by adjacent property owners. The committee also found that this addition does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage.

For these reason, we urge the Board to approve the application.

Respectfully,

Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18414

EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.18414
EXHIBIT NO.25