

ARCHITECT OF THE CAPITOL ACTION

October 8, 2013



CAPITOL (CAP) INTEREST OVERLAY

AOC File No. 13-04

Submission of

Aung Hla and Myint Myint San for Special Exception:

Pursuant to DCMR 11, §§ 223, 403.2, 406.1 and 2001.3 for lot occupancy relief, open court relief, and non-conforming structure relief to construct a two-story addition to an existing semi-detached row dwelling at 404 Independence Avenue SE, Lot 807 in Square 818, Washington, D.C. 20003, in the CAP/R-4 residential zone district. (§§1200, 1202)

Approximate Hearing Date: October, 2013

BZA Application No. 18641

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 a two-story addition to an existing row dwelling at 404 Independence Avenue SE, that does not meet the lot occupancy, open court, and non-conforming structure requirements under DCMR 11 §§ 223, 403.2, 406.1, and 2001.3, 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 addition 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. 18641

EXHIBIT NO. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.18641
EXHIBIT NO.24