



CAPITOL HILL RESTORATION SOCIETY

P.O. BOX 15264 • WASHINGTON, DC 20003-0264 • 202-543-0425

www.chrs.org • info@chrs.org

January 13, 2014

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

RE: BZA# 18693

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on January 9, 2014, considered the above case. The case involves the application of Joel and Malgorzata Spangenberg for a special exception to allow a rear addition and a covered walkway connecting to an accessory building to an existing one family row house not meeting the lot occupancy, rear yard, and court requirements in the R-4 zone at 636 A Street, SE. The applicant wishes to add a two story rear addition and a covered walkway to a two story carriage already used as an apartment.

The applicant's architect made a presentation at the meeting. The committee asked that the plans be amended to show the connection to the carriage house and to show the removal of the range in the basement. The committee expressed concerns that, with three kitchens another owner could rent out the basement. The applicant has now amended the plans. Based on the amendment, 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