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CAPITOL HILL RESTORATION SOCIETY

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May 19, 2014

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

RE: BZA# 18758

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee considered this case at a meeting held on May 8, 2014. This case involves the application of James Mahoney for a special exception under Section 223 to make a third floor addition to a dwelling that is nonconforming. The lot is only 1042 square feet in area when 1800 is required and the addition continues nonconformities of percentage of lot coverage, rear yard, and open court requirements. The property is zoned R-4 and is located at 1402 E Street, SE.

The applicant made a presentation at the meeting and the committee voted unanimously to oppose the application. The committee found that the addition will unduly affect the light and air and privacy of use and enjoyment of neighboring properties. The committee also found that this addition does substantially visually intrude upon the character, scale and pattern of houses along the street frontage. The addition will be visible not only from the front but also from any other angle. The committee also noted that the French doors on the front of the addition do not line up with the windows and door on the original floors. At a minimum, the Board should invoke the authority in section 223.4 and require the change in the openings facing the street and increase the third floor setback.

We urge the Board to deny the application

Respectfully,

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