



CAPITOL HILL RESTORATION SOCIETY

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May 12, 2014

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

RE: BZA# 18755

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 Frank and Liz Craddock for a special exception from the lot occupancy and open court requirements to construct a rear addition. The addition increases the lot occupancy from 63% to 66% and extends a nonconforming open court. The property is zoned R-4 and is located at 504 12th Street, NE.

The applicant 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 committee was given letters of support from the adjacent property owners, a letter of support from the ANC, and the OP report. The committee also found that this addition does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage.

We urge the Board to approve the application.

Respectfully,

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

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18755

EXHIBIT NO. 31

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