

ARCHITECT OF THE CAPITOL ACTION

April 22, 2014



CAPITOL (CAP) INTEREST OVERLAY

AOC File No. 14-01

Submission of

Michael Knipe & Rosemary Harold Special Exception:

Pursuant to DCMR 11, §§ 401, 403, 406, and 2001.3, for lot occupancy relief to construct an addition to an existing row dwelling at 103 4th Street, NE, Lot 815 in Square 34, Washington, D.C. 20002, in the CAP/R-4 residential zone district. (§§1200, 1202)

Approximate Hearing Date: May 14, 2014

BZA Application No. **18761**

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 an addition to an existing row dwelling at 103 4th Street, that does not meet the lot occupancy, lot size, minimum lot dimensions, and open court requirements under DCMR 11 §§ 401, 403 and 406, 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 **Architect of the Capitol** has no objections to this application. **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. 18761
EXHIBIT NO. 25

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