

ARCHITECT OF THE CAPITOL ACTION

September 10, 2015



CAPITOL (CAP) INTEREST OVERLAY

AOC File No. 15-03

Submission of

Lindsay and Gail Slater Special Exception:

Pursuant to DCMR 11, §§ 223, 403.2, for lot occupancy relief to construct an addition to an existing row dwelling at 215 A Street, NE, Lot 27 in Square 797, Washington, D.C. 20002, in the CAP/R-4 residential zone district. (§§1200, 1202)

Approximate Hearing Date: October, 2015

BZA Application No. **19086**

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 requested under section § § 223, 403.2 for a special exception to build a three-story addition in the existing dogleg on the property and a third floor addition on the house, including the dogleg, (which eliminates a non-conforming open court) to an existing row dwelling at 215 A Street, NE, that does not meet the lot occupancy under DCMR 11 § 403.2, **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.19086
EXHIBIT NO.27