Michael Barrette
910 E Capitol St NE
Washington, DC 20003

February 2, 2001

D.C.
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OFFICE OF ZONING
2001 FEB -2 PM 1:37

Commissioner Robert Sockwell
441 4th St NW
Suite 210
Washington, DC 20001

Dear Mr. Sockwell,

The purpose of this letter is to provide more information and clarification regarding the application I submitted on November 11, 2000. The zoning docket number is #16670 scheduled for hearing on February 20, 2001. The application that was submitted was done through the self-certification procedure. Since the original description was submitted, nothing regarding the project itself has changed. However, in discussing this matter with several neighborhood groups (e.g., the Capitol Hill Restoration Society, the ANC 6A, and the Stanton Park Neighborhood Association), they have asked that I clarify for the files the nature of my request.

Under the original application that to the Board of Zoning Adjustment (dated 11/9/00), I requested that my hearing be pursuant to Section 3104.1 of the DC Zoning Regulations. This section of the regulations discusses the authority of the Board of Zoning to grant special exceptions. The application also cited that the special exception was needed to provide relief under Section 403 (lot coverage), Section 405 (side yard setback), and Section 1203 (density-gross area relative to lot size). After discussion with the local neighborhood groups, and consultation with the Office of Zoning, I was made aware that my property is not subject to the 1.8 density ratio because this regulation applies to the Capital Interest District zoning map overlay. This overlay map ends at 6th St, and my property is three blocks outside the zone. Therefore, I am asking the Board to withdraw my request for special exception pursuant to Section 1203.

In regard to the special exception needed for Sections 403 and 405, the neighborhood groups have requested that I clarify my project description to state clearly that I am requesting that the Hearing Board consider this special exception based upon the provisions of Section 223 of Title 11 of the DC Municipal Regulations. Section 223 states that

> *"An addition to a one-family dwelling or flat, in those districts where a flat is permitted, that does not comply with all the requirements of Sections 401, 403, 404, 405 or 406 of this title shall be permitted if approved by the Board of Zoning Adjustment in accordance with the conditions specified in Section 3108 of Chapter 31 of this title, subject to the provisions of this section."*

BZA
Case No. 16670
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16670
EXHIBIT NO.22

The following information addresses the requirements for seeking a special exception under Section 223.

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property; in particular;

a. the light and air available to neighboring properties shall not be unduly affected:

The addition has been designed to create minimal, if any, impact to the light and air of the neighboring properties. On the west side of the addition, the addition is built even with the neighboring property (908). Because the addition does not go beyond this neighboring property, there will be little light or air impact. The owner of 908 has signed a petition and stated that he does not oppose the project. On the 912 side, the project design has a five foot bay and porch that extends a total of 11 feet beyond the existing porch. This extension is still 6 feet shorter than the length of the house at 912 which shares a party wall with my property. The owner of 912 has also signed the attached petition.

b. *the privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

As stated above, the design of the project has the support of the neighbors, and by design, does not unduly compromise their use and enjoyment. No windows are included that face to the east or west.

c. *the addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the street frontage; and*

The project, as viewed from the street frontage, will not be visible from most vantage. The top, west side of the addition will be partially visible from some spots. For this reason, the exterior of this side of the house was designed to blend with the neighboring house (908) by using similar white clapboard siding. While is unlikely that pedestrians or neighbors will be notice the addition, the design nevertheless compliments the existing character of the neighborhood. The alley behind the property is gated and locked, thus has no pedestrian traffic. The alley is mostly used for immediate neighbors to clear and move brush out of their back yards. While the addition will not be visible from a public walking alley, several neighbors on 9th St will be able to see the addition from their back yards or back window. The addition is built in the Victorian style with a brick pier bay on the east, a sloping clapboard side on the west, and two porches that soften the overall look of the addition. These design features were specifically chosen to fit in with other nearby houses. The new addition will be aesthetically more in character than the existing structure which contains a several features (such as an added powder room) that do not fit in well with the character of the neighborhood. The

design was approved in concept by the DC Historic Preservation Review Board on 6/22/00.

d. *in demonstrating compliance with 1/1(a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and view from public ways.*

The architectural drawings, photographs and exhibits originally submitted with the application contain this information.

223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed.... seventy percent (70%) in the R-3, R-4, and R-5 Districts.

The property is located in the R-4 District and is considered a "flat" under Chapter 1 of the Zoning Regulations. As stated in the original project description, the footprint of the planned addition and porches is 66% of the total lot.

In addition to the information provided above, I am also adding the following attachments to my file.

- A copy of the petition signed by neighbors stating that they do not oppose the project (2 pages)

- A copy of the concept review approval by the DC Historic Preservation Review Board representative.

Sincerely,

Michael D. Barrette

Michael D. Barrette

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**910 East Capitol, NE**		Agenda
Landmark/District:	**Capitol Hill Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**June 22, 2000**	X	Alteration
H.P.A. Number:	**00-457**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicants, owners Michael and Marilyn Barrette, seek conceptual design review for the construction of a brick three-story addition on the rear of a three-story rowhouse on Capitol Hill. The addition would not be visible from public space. The addition would project approximately 20' off the back of the house and is not incompatible with the character of the Capitol Hill Historic District.

The staff recommends that the Review Board approve the project in concept and delegate final approval to staff.

APPROVED BY HPRB 6-22-00
SLC

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I have been informed by Michael and Marilyn Barrette of the plans for a three story addition planned at the back of 910 E. Capitol St, NE, and do not object to this construction project.

Name	Address	Signature	Date
Kati & Brian Schmuecker	922 E. Cap. St., NE	K Schmuecker	1/5/01
Jon & Julie Horan	10 Tenth ST NE		1/5/01
Linda Hannick	1001 Mass NE	Linda Hannick	1/5/01
Henry L. Maury	1001 Mass NE		1/6/01
R J Olds Jr.	10 Tenth St. NE	R J Olds Jr.	1/6/01
Eric Goulian	913 Mass. Ave. NE		1/6/01
Laura Goulian	913 Mass Ave, NE		1/6/01
Anne Kraemer	918 E. Capitol St. NE	Anne D. Kraemer	1/6/01
Susan Bachurski	906 E. Capitol ST NE		1/6/01
	916 E Cap St NE		1/7/01
Barbara Bellard	11 9th NE		1/07/01
Judy Wood	13 9th ST NE		1/07/01
	12 10th St, NE		1/07/01
	919		1/7/01
KEN KEHOE	908 EAST CAPITOL ST. NE		1-8-01
Matthew Black	904 E. Capitol St. NE		1-8-01
Barbara Black	904 E. Capitol ST NE		1/8/01

I have been informed by Michael and Marilyn Barrette of the plans for a three story addition planned at the back of 910 E. Capitol St, NE, and do not object to this construction project.

Name	Address	Signature	Date
Suzy S. Kerr	912 E. Capitol St	Suzy S. Kerr	1-23-01
Benjamin Jones	910 E. Capitol St BSMT.	Benjamin Jones	1/23/01