CAPITOL HILL RESTORATION SOCIETY
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BZA No. 16703
308 D Street, NE
Square 780, Lot 84
Zone: CAP R-4
Hearing Date: 4/24/01

April 10, 2001

Board of Zoning Adjustment,
Room 210
441 4th Street, NW
Washington, DC 20001

The Capitol Hill Restoration Society SUPPORTS the above referenced application.

The Capitol Hill Restoration Society is a civic association with a current membership of over 950. The Society's interest district is defined in its bylaws and includes the premises involved in this application.

The Zoning Committee of the Capitol Hill Restoration Society considered this application on March 15, 2001. A quorum being present, the Committee voted unanimously to support the application. Under standing orders of the Board of the Society, this vote becomes the position of the Society.

The Committee reviewed documents filed with the Board of Zoning Adjustment and met with the applicants.

The application.

This is an application for a variance from Section 2001.3(a) to allow enlargement of an existing non-conforming single-family dwelling by construction of a deck above the existing garage The dwelling is non-conforming because it and its accessory garage cover 67 percent of the lot area and only 60 percent is allowed as a matter of right

Construction of a deck over the garage entails addition of stairs in order to access the deck from the yard. The plat provided by applicants shows lot coverage of existing structures is 1,226 square feet (67 percent of the 1,830 square foot lot). The Zoning Administrator's worksheet adopts this figure, although the stairs would seem to cover an additional 50 square feet. We know that stairs leading to the ground from a door on the level on which the principal entrance of a building is located may occupy required open space (2503.4), but that is not the situation present here.

There is no apparent opposition from neighbors and, in fact, the immediate neighbors, who would be most likely to be adversely affected, already have decks above their garages. The houses along the 300 block of D Street look over a large, busy, and not very

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attractive parking lot. These applicants, like their neighbors, would like to screen out the parking lot, and the Committee believes they should be able to.

We believe that the *de minimus* relief sought by applicants should be granted.

We are pleased to submit these views for your consideration.

Lyle R. Schauer
Zoning Committee Chair