July 5, 2001

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Jerrily R. Kress, FAIA, Director
Board of Zoning Adjustment
441 4th Street, N.W. Suite 210-S
Washington, D.C. 20001

Application # 16725

We support the application of Richard A. Cantor and Charles L. Grizzle for a variance to permit an addition to their house at 2326 California Street, N.W. (Square 2519/Lot 46).

The owners' letter to neighbors stated that the variance is being sought as the R-1-B regulations currently applied to the property were drafted to apply to single family detached homes. The house under consideration is semi-detached.

It is our understanding that variances are granted on a case-by-case basis. Nevertheless, we would like to point out for the record that granting this variance may provide a precedent for a number of similar additions to houses in the 2300 block of California Street.

There are twelve houses on the south side of the block. Five are free-standing (2318, 2330, 2332, 2336, 2344). One is attached (2306). Six are semi-detached (2300, 2308, 2310, 2312, 2324, 2326).

Nine of these houses have a set-back at the top story. The houses at 2330 and 2332 do not; the house at 2344 has a steeply pitched roof.

The possibility of adding another story, and thereby eliminating the setback, has implications for neighboring houses and gardens in that the amount of sunlight is reduced from east and west, as are views in those directions.

Despite some reservations about the loss of setback, we think the proposed addition and renovation are attractively designed and will undoubtedly enhance the value of the property.

Sincerely,

Ann L. Kaplan

Ann L. Kaplan
(Mrs. Julius Kaplan)

Mr. and Mrs. Julius Kaplan
2312 California Street, N.W.
Washington, D.C. 20001

BZA
Case No. 16725
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16725
EXHIBIT NO.23