District Of Columbia Government
ADVISORY NEIGHBORHOOD COMMISSION 6A
Commissioner Janet Quigley, ANC 6A-05
644 Massachusetts Ave., NE, Washington, DC 20002

July 17, 2001

District of Columbia
Board of Zoning Adjustment
Sheila Cross Reid, Chair
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Docket No. 16731, Application of Barry Johnson for a Variance to Allow a Roof Deck at 647 Massachusetts Avenue, NE (Zoned R-4)

Dear Ms. Reid:

On July 2, 2001, I met with Mr. Johnson at 647 Massachusetts Ave., NE, viewed the site of the proposed construction and discussed the project with him. A variance is needed in order to add a low railing to the roof of the non-conforming structure, a narrow, old one-story addition to the rear of the house that served as a kitchen at one time. The structure faces Constitution Avenue but is well set back from the street, is lower than the rest of the house and thus is not visible from the other side. It is set back from the street farther than the houses on either side.

In accordance with Section 223.2 (a) through (d) of the DCMR Zoning Regulations, the proposed deck does not affect the light and air of neighboring properties, does not limit any neighbors' privacy and does not visually intrude on the character, scale or pattern of houses on the street. There are no objections from the neighbors. The applicant has provided a drawing that clearly illustrates a design and materials compatible with the surrounding structures.

The Capitol Hill Restoration Society and Stanton Park Neighborhood Association have both reviewed this project and have no concerns. As ANC Commissioner for the applicant's Single Member District, I support this project. If there are any questions please feel free to contact me at 544-8985.

Sincerely,

Janet Quigley
Commissioner, ANC 6A-05

Cc: Mr. Barry Johnson

BZA
Case No. 16731
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16731
EXHIBIT NO.23