CAPITOL HILL RESTORATION SOCIETY
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July 20, 2001

BZA No. 16731
647 Massachusetts Ave., NE
Square 866, Lot 52
Zone: R-4

Board of Zoning Adjustment:

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 1,000. 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 the application on July 12, 2001. The applicant, Barry Johnson, was present.

The Application.

This application is for a variance under subsection 2001.3 to allow construction of a roof deck addition to an existing nonconforming structure in an R-4 District. The nonconformity results from lot occupancy of 79%. Although addition of a deck to the roof of the one story rear wing will not increase lot occupancy, it will increase the nonconforming aspect of the structure.

The premises consist of a one-family dwelling on a lot that extends from Massachusetts Avenue on the north to Constitution Avenue on the south. The main 3-story portion of the dwelling fronts on Massachusetts; at its rear is a one-story addition that was built more than 40 year ago. The applicant wishes to add a deck to the roof of the one-story addition.

First element of a variance: Uniqueness of the property. The lot is an oddly shaped through lot with 79 percent coverage that precedes the current zoning regulations.

Second element of a variance: Practical difficulty. Because of the high lot occupancy, applicant has no useable outdoor space

Third element of a variance: No adverse effect on zone plan. Addition of this deck will not diminish light and air to neighboring properties. Adjacent properties are so arranged that addition of the deck will not adversely affect privacy of those property owners.

Lyle R. Schauer
Chair, Zoning Committee

BZA
Case No. 16731
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16731
EXHIBIT NO.24