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. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16731
EXHIBIT NO.25

CAPITOL HILL RESTORATION SOCIETY
PO BOX 15264 • WASHINGTON, DC 20003-0264 • 202-543-0425

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

JACQUELINE C. DAVIS

22 July 2001

To Whom It May Concern:

Reference: Application Number 16731 For Variance to Allow Roof Deck Addition at 647 Massachusetts Avenue, N.E.

I, Jacqueline C. Davis, live at 645 Massachusetts Avenue, N.E. and have owned that property since 1970.

Since Mr. Barry Johnson moved into 647, I have had the pleasure of witnessing the tasteful renovation and beautification of his home. Mr.. Johnson has shared the plans for the proposed addition with me. They demonstrate that he appreciates the importance of maintaining the historical character of the property while adding a space better suited to modern living. I do not feel that this addition will frustrate my sense of privacy.

I lend my wholehearted support to the above application.

Yours truly,

Jacqueline C Davis

Jacqueline C. Davis

645 MASSACHUSETTS AVENUE, NE • WASHINGTON, DC • 20002
PHONE: (202) 546-6659 • FAX: (202) 547-3221

Bill Crews

637 Constitution Avenue NE
Washington, DC 20002-6035

July 16, 2001

Board of Zoning Adjustment
Government of the District of Columbia
Suite 210-S
441 4th Street, NW
Washington, DC 20001

Re: Application Number 16731

To the Board:

My Joint Tenancy co-owner, Steve Kehoe, and myself submit these written views about this case.

Our home is almost directly across Constitution Avenue from Mr. Johnson's existing nonconforming structure upon which he proposes to add a roof deck.

We support the granting of the requested variance.

Mr. Johnson has worked hard to improve the rear of his home, which due to the genius of Pierre L'Enfant, faces our home. The roof deck will nicely finish off the existing noncomforming structure's current unremarkable flat roof. Two of Mr. Johnson's neighbor's have roof decks with no unreasonable impacts on the historic nature of the neighborhood nor do they interfere with our enjoyment of our home. If it is landscaped as well as Mr. Johnson's backyard, the whole neighborhood will benefit.

It is important for residences backing upon another street to recognize the need to tend to both the front and the rear yards. Mr. Johnson certainly does a superior job on this point.

Plus, this project is one in our neighborhood that will not increase the pressure on vehicle parking.

We appreciate your consideration of our views and once again encourage you to grant Mr. Johnson his requested variance.

Best regards,

Bill Crews

Steve Kehoe

MAILED 7.20.01
FAXED 7.20.01 9:15 AM
202-727-6072