CAPITOL HILL RESTORATION SOCIETY
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July 20, 2001

BZA No. 16734
500 D Street, NE
Square 836, Lot 821
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. Owner and applicant Thomas Grooms and architect Michael Alan Finn described the project.

The Application.

This is an application for a variance from subsection 2001.3 to allow a rear addition to a nonconforming structure. The structure is a three-story corner residence at 5th and D Streets, NE. A three story wing extending along 5th Street is set back from the building line by two feet, creating a nonconforming court. Because of this nonconforming aspect, the building is nonconforming and a variance is needed for any addition to it. Applicant proposes to enclose an existing porch at the second floor level of the rear wing, and to add a third story above the porch. This will not increase the footprint of the building but will extend upwards the nonconforming court.

The proposed addition does not appear to significantly affect light and air of adjacent properties to the east of the premises. Owners of five properties to the east have provided letters of support. No neighbors appeared to oppose the project; several we contacted supported it.

First element of a variance: Uniqueness of the property. The building is oddly shaped with a rear wing set back from the building line.

Second element of a variance: Practical difficulty. Applicant proposes to change the building from a flat to one-family use, a change we favor. There is now no direct communication between the first floor and those above it. Applicant proposes to provide access by building a stair to the first floor from the second-floor rear porch, necessitating enclosing the porch.

Third element of a variance: No adverse effect on zone plan. The proposed addition will not diminish light and air or otherwise adversely affect neighboring properties, thus carrying out a major purpose of the zoning regulations.

Lyle R. Schauer
Chair, Zoning Committee

BZA
Case No. 16734
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16734
EXHIBIT NO.22