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June 17, 2001

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GOVERNMENT OF D.C.

Board of Zoning Adjustment
District of Columbia
414 4th St., NW Suite 210-S
Washington, DC 20001

RE: Application Number 16735

My wife and I live about 120 feet south of the property owned by Ms. Beverly J. Anderson on which she has applied for a variance from the lot occupancy requirements. Ms. Anderson intends to build a rear addition to a row dwelling at 901 E. Capitol Street, SE. The proposed addition is very large, 3 stories, and includes a new basement. Based on previous experience with a more limited, above ground, addition to a house on Capitol Hill, we are very concerned about the impact of construction: noise, debris, potential temporary loss of parking spaces, **and the overall scale of the proposed addition in relation to nearby houses.**

We oppose the variance as currently written for the following reasons:

1. The size of the proposed addition is out of scale and proportion with the existing building (two stories, no basement), currently used as an office, and nearby properties on E. Capitol Street, SE and across 9th Street. It will have a ***major*** impact on reducing light on the adjacent dwellings on E. Capitol Street.

2. The proposed addition is described as a "rear addition to a row dwelling…" In fact, the current building is used primarily as an office, not a dwelling, and the addition is only partly a "rear addition" since it fronts on 9th Street and its front entrance would be on 9th Street.

We would concur in Ms. Anderson's request **only if the following changes are made to the plan, and if the following provisions are strictly adhered to**:

1. The addition is scaled back to two stories, no higher than the current building.

2. No construction activity would be permitted on weekends, or outside the hours of 7:30 AM to 4:00 PM weekdays. This proviso ensures that noise from excavation machinery and other construction activities will not interfere with the quiet character of the residential neighborhood. NO EXCEPTIONS.

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3. No trash dumpster will be allowed to be placed in a legal parking place on 9th or E. Capitol Streets. If used, it must be placed on the owner's property. Parking is already very difficult in the area, and placement of a large trash dumpster for excavated soil, and normal construction "debris" would remove scarce parking spaces.

4. No legal parking place on 9th or E. Capitol Streets shall be used for storage of building supplies, construction equipment, or debris after normal construction hours or on weekends.

5. Any deviance from the above conditions would result in the usual sanctions from the District Building Inspector's Office.

6. The new structure must comply with all Capitol Hill Historic District architectural requirements.

Jeffrey G. Mora and Wendy Fuller-Mora

Cc: Capitol Hill Restoration Society