Special Exception for 901 East Capitol Street, SE

Lot: 58 (lot 804 will be combined and consolidated into this lot)
Square 942

Existing Building Footprint: 799 square feet

Proposed Building Footprint 1133 square feet

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Preliminary Statement for Special Exception

The existing property is in an R-4 district. The structure is a two story row structure. The most recent Certificates of Occupancy show that the second floor may be used for doctors' offices and that the first floor may be used as a store for selling sewing supplies. The store which sold sewing supplies no longer occupies the first floor, so that the legal occupancy of this space has reverted back to the original legal occupancy of single family or flat for the R-4 district. No changes are being asked for in either the use or size of the second floor, for which a valid Certificate of Occupancy for doctors' offices is in effect. Consequently, this property is eligible for a Special Exception under Article 223.

The existing lot on which the existing structure is located is lot 58. The area of this lot is 1,543 square feet The Owner will be purchasing the contiguous lot 804, whose area is 133.3 square feet, and consolidating this lot with the original lot 58. The total area of the consolidated lot will be 1,676.2 square feet.

The existing building footprint is 799 square feet. This computes as 52% of lot occupancy. The proposed building footprint is 1,133 square feet. This computes as 67.6% of lot occupancy.

The proposed addition is a three story extension to the original two story structure into the rear yard. The total percent of lot occupancy of the proposed structure on the proposed consolidated lot will be less than the 70% maximum required by Article 223.3 for consideration as a Special Exception.

The Owner intends to talk with neighbors to secure their agreement to this addition and to circulate a petition to neighbors to this effect. Once the petition has been circulated and signed, it will be added to this file.

The Owner will work closely with the local ANC and the Capitol Hill Restoration Society in evaluating this Special Exception, and will attend all appropriate meetings of those groups.

The addition will not unduly affect or compromise the light and air or privacy of any abutting property. Nor will the addition, together with the original building, visually intrude upon the character, scale and pattern of the houses along the street frontage. The addition will, in fact, improve the character, scale and pattern of the street frontage by partially filling in an otherwise intrusive and large parking lot.

BZA
Case No. 16735
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16735
EXHIBIT NO.3