Steve and Susan Davis
5241 Canterbury Drive
San Diego, CA 92116
Telephone (619) 281-6235
Facsimile (619) 281-3361

Mr. Richard Nero
Assistant to the Director
Board of Zoning Adjustment
441 4th Street
Suite 210-S
Washington, D.C. 20001

July 2, 2001

RE: Davis Renovation
613 E. St., S.E.
BZA case #16749
Hearing Date: 7/24/01

Dear Mr. Nero,

I have enclosed additional reference material for our application for "special exception" on our single family home renovation and addition, BZA case #16749.

1. You will find a photocopied letter of 6/20/01 to Mr. Gottlieb Simon of the Advisory Neighborhood Commission, 6B (incorrectly addressed to the Capitol Hill Restoration Society) which will hear our application on 7/10/01. Regrettably I will not be able to attend.

I have excerpted the precipitant cause for our request, the reason for application for "special exception" to remedy the structural problems, and our assertion that the project will be in compliance with all pertaining #223 regulations. I trust that these two paragraphs offer sufficient explanation of our need and purpose in this renovation and addition.

"My wife and I purchased the Capitol Hill row house (613 E. St., S.E.) in late December 2000 and because of the discovery of unrevealed structural and system (heating, plumbing, gas, electrical) deficiencies, we have not yet been able to occupy our home. We have subsequently decided to upgrade the property to meet current building codes and modestly extend the footprint as permitted by "special exception" (regulation #223) which allows for lot occupancy to 70%.

We have explored this with both adjoining neighbors who are supportive. The street facade will remain intact, consistent with the historical integrity of the neighborhood. The renovation also will not adversely affect the use or enjoyment of their properties, will not unduly affect the light or air of either neighbor, and will comply with all elements of the #223 regulations and the intent of neighborhood Preservation and Restoration Societies. In sum, we are confident the renovation will enhance the neighborhood and will be a welcome improvement."

2. Enclosed is a photocopied brief statement of support from Carol and William Stapp, our immediate neighbors with whom we share a common wall.

BZA
Case No. 16749
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16749
EXHIBIT NO.25

3. Also enclosed is a photocopy of a petition signed by ten proximal neighbors (including Mr. Stapp) who endorse the project.

4. The letter to Mr. Gottlieb also references Mr. Steve Colcutt of the Historic Review Board who "approved (the project) in concept," contingent upon your final zoning approval. Ms. Jennifer Steingasser of the District of Columbia Office of Planning gave telephonic approval, again contingent on BZA authorization.

We trust that our evidence of good faith compliance with both the spirit and actuality of the Neighborhood Historic Review Organizations, expression of due regard for individual neighbors, and compliance with the District of Columbia Board of Zoning Adjustment, will lead to a favorable Bench decision on July 24th.

If there is anything else we can do in preparation for that Hearing, please advise us. I will attend as will our architect, Ms. Nicola Hain, A.I.A..

Very sincerely,

Steve and Susan Davis

Steve and Susan Davis
5241 Canterbury Drive
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June 24, 2001

BZA case #: 16749
Davis Residence
613 E St., S.E.

We have discussed the renovation project with the Davis' and welcome it and them to Capitol Hill. As envisioned, their remodel will not interfere with the light and air to our properties and, because the street facade remains intact, it will be consistent with the historic integrity of our neighborhood. The renovation will be a welcome and happy addition to our neighborhood.

William F. Stapp
611 E St. SE
Washington, DC 20003

Brad Johnson
645 E St SE

Thomas Leary
615 E St. S.E.
Washington, D.C. 20003

Mark Winstein & Sydsan Greenwood
607 E St SE
Washington DC 20003

Patrick Laughte
623 E St. S.E.
Washington D.C. 20003

Francis Young
625 E St SE
Washington, DC 20003

Bob [illegible]
618 E St SE

Dan Kolker & Cara Spencer (renters)
617 E St. SE
Wash DC 20003
202-544-3885

Ruth R. Traurig
616 E St., S.E.
Wash. DC 20003

Betsy Hallmark
607 E St, SE
D.C. 20003









Steve and Susan Davis
5241 Canterbury Drive
San Diego, CA 92116
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Mr. Gottlieb Simon
Capitol Hill Restoration Society
921 Pennsylvania Ave., S.E.
Washington, D.C. 20003

June 20, 2001

RE: Davis Renovation
613 E. St., S.E.
BZA case #16749

Dear Mr. Simon,

We have been unable to talk directly by telephone, but Mr. Lyle Schauer has communicated with our agent and architect, Ms. Nicola Hain, A.I.A., that the Advisory Neighborhood Commission has scheduled us for committee review on Tuesday, July 10th. Regrettably, it is unlikely that I will be able to attend from San Diego, but Ms. Hain will make every effort to be there. If it is imperative that I attend, I will also make every effort. I hope that we will be able to provide you and the Commission with the necessary information to permit a favorable review in advance of our BZA Hearing scheduled for July 24th. Because of the distance and the absence of our direct contact, I trust that mail and local telephone communication with Ms. Hain will be satisfactory.

My wife and I purchased the Capitol Hill row house (613 E. St., S.E.) in late December 2000 and because of the discovery of unrevealed structural and system (heating, plumbing, gas, electrical) deficiencies, we have not yet been able to occupy our home. We have subsequently decided to upgrade the property to meet current building codes and modestly extend the footprint as permitted by "special exception" (regulation #223) which allows for lot occupancy to 70%.

We have explored this with both adjoining neighbors who are supportive. The street facade will remain intact, consistent with the historical integrity of the neighborhood. The renovation also will not adversely affect the use or enjoyment of their properties, will not unduly affect the light or air of either neighbor, and will comply with all elements of the #223 regulations and the intent of neighborhood Preservation and Restoration Societies. In sum, we are confident the renovation will enhance the neighborhood and will be a welcome improvement.

BZA has the working architectural drawings and the project conceptual plan was reviewed and contingently approved (pending BZA approval) by Mr. Steve Colcutt of the Historic Preservation Review Board. The District of Columbia Office of Planning (Ms. Jennifer Steingasser) has reviewed the project and has given verbal contingent approval (pending BZA approval). It is our hope that you and the Advisory Neighborhood Commission will also recommend approval so that we might commence and become true neighbors.

Very sincerely,
Steve and Susan Davis

611 E Street, SE
Washington, DC 20003

June 27, 2001

Mr. Lyle Schauer
Chair, Zoning and Land Use Committee
Capitol Hill Restoration Society
Yost House
1002 Pennsylvania Avenue, SE
Washington, DC 20003

Ref.: BZA case no. 16479
Davis Residence
613 E Street, SE

Dear Mr. Schauer:

It is a pleasure to welcome Susan and Steven Davis to Capitol Hill.

As envisioned, the renovation project the Davises are planning will not interfere with the light and air available to our adjacent property. Moreover, the improvements to 613 E Street, SE, will be consistent with the historic integrity of our block since the street façade of their residence will remain intact.

We, the undersigned, are therefore happy to support our new neighbors' home renovation project.

Sincerely,

Carol B. Stapp, PhD

Carol B. Stapp, Ph.D.

William F. Stapp

William F. Stapp

cc: Susan and Steven Davis
Nicola Hain, R.A.