CAPITOL HILL RESTORATION SOCIETY
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July 20, 2001

BZA No. 16749
613 E Street, SE
Square 877, Lot 837
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. Architect Nicola Hain described the project. Owner and applicant Susan Davis was also present.

The Application.

This is an application for a special exception to allow construction of an addition to a one-family dwelling. The premises are in an R-4 District; matter-of-right lot occupancy is limited to 60 percent. The proposed addition will increase lot occupancy to 70 percent. Applicants seek a special exception under Section 233 to allow the desired lot coverage.

Applicants propose to remove a badly deteriorated rear 1- story and 2-story wing and replace it with a 3-story addition.

Applicant must show that the addition will not unduly affect light and air to neighborhood properties, will not unduly compromise the privacy of use and enjoyment of neighboring properties, and that the resulting structure, as viewed from the alley, will not substantially intrude upon the character, scale and pattern of houses along the alley.

Light and air. The addition will not diminish light and air to the property to the east, which extends nearly as far back as the subject premises. Applicants provided a letter from the owner of the property to the west (611 E Street) stating that it would not in their opinion adversely affect light and air to their property. The Committee understands that the property at 611 E has serious structural problems and that the owners are planning a rear addition also.

Privacy. The privacy of neighboring properties should not be compromised by the proposed addition. We believe that their privacy will be enhanced by removal of a deck at the first floor level of the existing property.

Visual effect. The addition proposed by applicants will enhance the appearance of the houses along the alley. The present deteriorated rear wing is not attractive and will be replaced by an addition that is attractive and in keeping with the surrounding houses.

Lyle R. Schauer
Chair, Zoning Committee

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Case No. 16749
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16749
EXHIBIT NO.27