CAPITOL HILL RESTORATION SOCIETY
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BZA No. 16755
220 5th Street, SE
Square 843, Lot 804
Zone: CAP/R-4
Hearing Date: 09/11/01

September 8, 2001

Board of Zoning Adjustment,
Room 210
441 4th Street, NW
Washington, DC 20001

The Capitol Hill Restoration Society SUPPORTS the above referenced application.

The Capitol Hill Restoration Society is a civic association representing 1,000 members. The subject premises are located within the Society's interest district, as defined in its bylaws, and in the Capitol Hill Historic District.

The Zoning Committee of the Capitol Hill Restoration Society considered the application on September 6, 200l. A quorum was present. Appearing in support: Laura Canfield and Richard Thomas, Applicants; Stan Andrulis, Architect; and Marie Fennell, Applicant's Representative. No one appeared in opposition.

The application.
This is an application for a special exception to allow an addition to a single family dwelling under Section 223 of the Zoning Regulations. The dwelling in question is semi-detached and applicants propose to build a two-story addition in the side yard. Although Section 405 requires a side yard, the addition may be permitted as a special exception. (Subsection 223.1) The proposed two-story addition will be set back about 12 feet from the front of the building; it will contain a first-floor vestibule, replacing the present side entrance, and a second floor bedroom. The addition is modest in size, measuring 8 feet 5 inches by 14 feet 8 inches.

Discussion.

Only one property, the dwelling at 222 5th Street, SE, will be affected by the proposed addition.

Subsection 223.2 lists three conditions that the Board must consider in granting a special exception:

(a) Light and air to neighboring properties shall not be unduly affected.

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District of Columbia
CASE NO.16755
EXHIBIT NO.25

The building at 222 5th Street is also a semi-detached dwelling with a side yard of 3 feet 7 inches width between the dwelling and applicants' property. Two windows in 222 5th Street will face the proposed addition across that side yard and there will be some adverse affect. However, testimony was offered that one of the windows is in a laundry room and the other in a second-floor hall. Further, the windows face north and so do not get direct sun now. The Committee also noted a supportive letter from the owner of 222 5th Street. The Committee concluded that the proposed addition would not unduly affect the property at 222 5th Street.

(b) The privacy of neighboring property will not be unduly compromised.

The proposed addition will not compromise the privacy for 222 5th Street and may actually improve it by screening some of the windows from the view of people going in or out of 220 5th Street.

(c) The view from the street of the building and the proposed addition will not substantially visually intrude on the streetscape.

The Committee notes that the report from the Historic Preservation Review Board concludes that the addition is compatible with the character of the historic district. The Committee would go farther and states that the addition will enhance the appearance of the streetscape.

We are pleased to submit these views for your consideration.

Lyle R. Schauer
Zoning Committee Chair