COPY FOR YOUR INFORMATION

CHRISTIAN ZAPATKA ARCHITECTURAL DESIGN LLC

August 8, 2001

Old Georgetown Board
Commission of Fine Arts
Washington, DC

Dear Board Members:

In June of 2001, I was asked by the prospective owners of 1324 27th Street NW Washington, DC, Jeff Joyner and Lori Trautwine, to design a schematic plan that would show how the house at that site could be improved and expanded so as to make a one bedroom 500 square foot house into a two bedroom seven hundred square foot house. After investigating the site in the Surveyor's office of the DCRA, I found that its footprint of 10.75 x 48.37 would allow for an additional three feet (approximately) to be added to the existing house footprint of 10.75 x 26.2 and still remain within the 60% lot coverage allowed for rowhouses occupying the full width of their site. I was informed by the zoning division of the DCRA that in order to build beyond that point, a variance would be required from the Board of Zoing Adjustment.

At this point, I informed my clients of the situation and called the Commission of Fine Arts for advice on how to proceed with such a project. I was advised by the Commission Staff architect to apply for both a design concept review with the Commission of Fine Arts and a variance with the Board of Zoning Adjustment. It was explained to me that the Old Georgetown Board reviews projects in respect to their design and the Board of Zoning Adjustment handles zoning issues. It was also explained to me that the Old Georgetown Board passes on their recommendations to the Historic Preservation Division of the DCRA and that the Board of Zoning Adjustment can also be informed of such recommendations. After speaking to the Commission staff architect, I spoke with an ANC commissioner about the project on 27th Street. He indicated that it could be reviewed at the July 17th meeting of the ANC 2E. I advised my clients to contact their neighbors on 27th Street and Dumbarton Street. I know that they made a concerted effort to do so. They knocked at doors and spoke to neighbors outside of their houses. They were not met with open doors, however, at every house they approached.

On June 13, I filed the schematic design for the proposed project at 1324 27th Street with the DCRA and on July 3rd I presented it to the Old Georgetown Board for a concept review at their public meeting. The board expressed no objections to the design at that time. On July 17th, I presented the same project to the ANC 2E. The ANC commissioners voted to withold a decision until their September meeting. On July 19th, having been advised of a neighbor's concerns about the project, I requested to have the case postponed until the September public meeting of the Old Georgetown Board.

Sincerely,

Christian Zapatka

BZA Case No. 16810 Exhibit No. 73

2625 "O" STREET NORTHWEST WASHINGTON, DC 20007
T 202 333 2735 F 202 333 5372 CMZAPATKA@AOL.COM

Board of Zoning Adjustment
District of Columbia
CASE NO.16810
EXHIBIT NO.73

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

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JUN 13 2001

THE COMMISSION OF FINE ARTS
CONCEPT REVIEW APPLICATION

Case number (office use only): O.G. 01-195 S.L. _____ H.P.A. 01-400

Address of proposed work: 1324 27TH ST NW

LOT: 818 SQUARE: 1236

SUBMIT THE FOLLOWING MATERIAL:

1. Comprehensive exterior photographs of the building or site.
2. Architectural drawings of existing conditions.
3. Architectural drawings of proposed work.

Will the proposed work require a variance from the Board of Zoning Adjustment? YES

Has the applicant contacted the local ANC? ~~NO~~ YES

OWNER (required):
Please type or print clearly

Owner: LORI TRAUTWINE (FUTURE)

Address: 1324 27TH ST NW

Telephone: ( )

AGENT FOR OWNER (if applicable):

Agent: CHRISTIAN ZAPATKA

Address: 2625 O ST NW
WASH DC 20007

Telephone: 202 333 2735

SIGNATURE (Owner or Agent): _____ Date: 06 13 01

DESCRIPTION OF WORK:

REAR ADDITION