CAPITOL HILL RESTORATION SOCIETY
PO BOX 15264 • WASHINGTON, DC 20003-0264 • 202·543·0425

June 7, 2002

Mr. and Mrs. Stapp
611 E Street, S.E.
Washington, D.C. 20003

Dear Mr. and Mrs. Stapp:

Thank you Mrs. Stapp and Ms. Hain for attending our Committee meeting last night.

D.C. OFFICE OF ZONING
2002 JUL -9 PM 1:21

The Committee voted to support the application and we will send a report to that effect to the BZA.

I am sorry that I fumbled when trying to find the lot coverage definition last night. I found the definition of Percentage of Lot Coverage, which states that this is the figure that expresses the portion of the lot that is occupied as building area. But the trick is to go to the definition of Building Area. There lurks the rule on open courts that I was looking for. The definition provides:

Building area – the maximum horizontal projected area of a building and its accessory buildings. The term "building area" shall include all side yards and open courts less than five feet (5 ft.) in width … (Emphasis added.) (11 DCMR, Sec. 199.}

Therefore, I believe the existing lot coverage is understated. I believe it should include the little open court beside the garage and the 4.7-foot wide open court beside the first of the existing additions. I calculate the court beside the garage at 35 square feet and estimate the court beside the first existing addition at about 94 square feet (I estimated the existing first addition to be 20 feet long, the exact dimension not appearing on the plat.) If I'm right this will add about 129 square feet to existing coverage, for a total of 1,103 square feet. Thus, it would seem that the new configuration will actually reduce the amount of coverage, since you are expanding the open court beside the additions to 5 feet, taking it out of lot coverage.

Again, we will send a report supporting the project, but I think you ought to have Nicola look at the lot coverage calculations again. I think your present lot coverage is about 83% and that the proposed configuration at 79% represents a modest reduction instead of a fairly significant increase.

I will be out of town next week, but will be back on June 17. Nicola can leave a phone message for me at the office (202-543-0425, which also works as a FAX) or by E-mail at LyleAndPatS@aol.com. If the coverage figures are to be revised, I would like the new amounts for our report.

Lyle R. Schauer
Zoning Chair

cc. Ms. Nicola Hain, 3905 Nicholson St, Hyattsville, MD 20782

BZA
Case No. 16893
Exhibit No. 26

July 9 hearing
July 2
June 17 (at home)

Board of Zoning Adjustment
District of Columbia
CASE NO.16893
EXHIBIT NO.26