ALEXANDER M.
PADRO
COMMISSIONER
ANC 2C01

October 14, 2002

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
OFFICE OF ZONING
441 4TH ST NW STE 201S
WASHINGTON DC 20001

Dear Sirs:

Regarding BZA Case No. 16923, pursuant to 11 DCMR §3104.1 for a special exception to allow a screened porch addition to a semi-detached single-family dwelling under section 223, not meeting the lot occupancy requirements (section 403), rear yard requirements (section 404), and nonconforming structure provisions (subsection 2001.3) in an R-4 District at premises 625 Q Street, NW (Square 444, Lot 805):

The applicants, owners Kevin J. Keefe and John E. Sacco, who reside at said premises, propose roofing and screening in an existing rear porch on the north side of the residence. My observations from visiting the site indicate that the deck is an existing condition predating the purchase of the property by the current owners, and that mosquitoes are numerous during the summer months. With the discovery that mosquitoes in the District of Columbia are capable of transmitting West Nile Virus, the applicants are understandably leery of using the rear porch, hence their desire to roof and screen it.

As an architectural historian familiar with late 19th century residential construction in the neighborhood, I can attest that the design presented in the architect's plans for the addition is appropriate for this late 1870s Italianate rowhouse and compatible with neighboring structures. Further, an existing tall picket fence and a tree behind the fence will effectively screen the addition from view from the street for much of each year.

BZA
Case No. 16923
Exhibit No. 29

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Board of Zoning Adjustment
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I have contacted the neighbors to the property and each advised me that the applicants have presented them with the architectural drawings for roofing and screening in the existing deck. The neighbors are of the opinion that construction proposed will have no negative impact on their property and interests, and therefore have no objections to granting the zoning relief required.

The property will continue to serve as a single family residence, a use specifically permitted under the current R-4 zoning.

In order to determine if there was any community opposition to the construction of the screened porch in question, the BZA application was included on the agenda for the ANC 2C01 Community Forum held on Wednesday, September 25, 2002, at 7:00 PM at the Watha T. Daniel/Shaw Neighborhood Library, 1701 8th Street, NW, two blocks from the subject location. Over 1000 flyers were distributed and 300 emails were sent to advise the community of the meeting and the issues to be discussed. Applicant Keefe presented the drawings to the 36 residents assembled at the meeting, and answered questions. No concerns were expressed prior to, during, or after the meeting.

Advisory Neighborhood Commission 2C subsequently heard a presentation by Applicant Keefe at the commission's monthly meeting held on Wednesday, October 2, 2002, at 6:30 PM at United House of Prayer, 601 M Street, NW. The meeting was duly noticed, and a quorum was present. After hearing the presentation and responses to questions from the commission, I moved that the commission support the applicants' request for special exceptions to permit enclosure of the existing rear porch at 625 Q Street, NW. The motion was duly seconded, and all five commissioners present (Brooks, Goring, Holbrook-Jones, Padro, and Thorpe) voted in favor.

In summary, the affected Advisory Neighborhood Commission, affected Single Member District commissioner support the application, neighbors to the property and community residents have no objections, the addition will not adversely affect neighboring properties, and no negative impact on the zoning regulations and map will result from granting said relief. I recommend that the Board of Zoning Adjustment grant the relief requested.

Please do not hesitate to contact me if you have any questions regarding my position on this case.

Sincerely,

Alexander M. Padro
Commissioner, ANC 2C01