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

November 25, 2002

Ms. Jerrily R. Kress, Director
Office of Zoning
Suite 210
441 Fourth Street, NW
Washington, DC 20001

BZA # 16952
PREMISES: 505 6th Street, SE
SQ 846, LOT 56
HEARING DATE: November 26, 2002
ZONING: CAP/R-4

Dear Ms. Kress:

The Capitol Hill Restoration Society SUPPORTS this application.

The subject premises are occupied by a single-family dwelling that does not conform to a number of area requirements which are listed in the announcement for this application. Additions to a structure, like this one, that does not conform to percentage of lot occupancy requirements must seek relief from Section 2001.3 of the zoning regulations.

Section 223 allows the Board of Zoning Adjustment to grant the desired relief by means of a special exception. We recommend that the Board do so. Section 223 allows the Board to grant relief if a proposed addition does not adversely affect light, air, or privacy enjoyed by neighboring properties or does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. We examined the plans and photographs presented by the applicant as well as letters from neighbors who might be adversely affected. In addition, some of our Zoning Committee members viewed the site. We are convinced that no neighboring property will be adversely affected by the proposed addition. Although the proposed addition will be visible from 6th Street, the visual intrusion will be a slight, not a substantial intrusion.

Thank you for consideration of our views.

Lyle R. Schauer
Chair, Zoning Committee

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BZA
Case No. 16952
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16952
EXHIBIT NO.28