Application No.17007of Kathleen Peoples and Philip Sedlak

PRELIMINARY MATTER: A Zoning Certification did not accompany this application. The Applicant indicated that they were unable to obtain a lawyer or attorney who would be willing to certify that they need variance relief from the side yard requirement. Additionally, the Zoning Administrator's office did not provide a certification.

RELIEF SOUGHT: Pursuant to §3104.1, for a special exception to allow an addition to a single-family row dwelling under section 223, not meeting the side yard requirements under section 405, at premises 1018 Constitution Avenue, N.E.

ZONING:	R-4 District
SQUARE & LOT:	Square 964, Lot 46
COUNCILMEMBER:	**Letter of Support from Sharon Ambrose, Exhibit No. 13.**
OFFICE OF PLANNING:	**OP recommends APPROVAL of the application. Exhibit No. 28. The report was timely filed.**
ANC 6A:	**The ANC report was not in the file on Thursday, May 15, 2003**
REQUEST FOR PARTY STATUS:	**Janet and David Pritchard, Exhibit No. 26 The request was timely filed.**
AFFIDAVIT OF POSTING:	**The property was posted and the Affidavit of Posting timely filed. Exhibit No. 27.**

NOTES:

The abutting property owners, David and Janet Pritchard, filed an appeal (No. 16811) with the BZA challenging the issuance of a Building Permit to the Applicants, which allowed the construction of a rear yard addition. The Board granted the Appeal, reversing the decision of the Zoning Administrator to issue the Building Permit. The Board's Order was issued on October 15, 2002 and the Applicants filed a BZA application on February 28, 2003. The Applicants filed the subject appeal in order to keep the addition that was constructed.

BZA
Case No. 17007
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO. 17007
EXHIBIT NO. 39

The Applicants have retained the services of Attorney Robert C. Cooper, with the law firm of Jackson and Campbell. The Office of Zoning asked Mr. Cooper to provide a letter of authorization.

Zoning Computations. Exhibit No. 19

The site is located in the Capitol Hill Historic District.

Letters of Support:
Marshall R. Green, Exhibit No. 25
Geoffrey and K. Fern Greenwell, Exhibit No. 24
Donald R. Walker, Exhibit No. 29

An E-Mail and letter from David and Janet Pritchard to the Applicants indicating that they would not "oppose the special exception in return for appropriate compensation [$14,277]". Exhibit No. 30.