CAPITOL HILL RESTORATION SOCIETY
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BZA No. 17042
518 9th Street, SE
Square 949, Lot 48
Zone: R-5
Hearing Date: 07/22/03

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July 17, 2003

Board of Zoning Adjustment,
Room 210
441 4th Street, NW
Washington, DC 20001

This application is for a special exception under Section 223 to allow a two-story rear addition to a single-family dwelling. We would gladly support the application; we think that the applicant meets all of the requirements for a special exception under that section of the regulations.

However, we question the lot occupancy calculations. Our calculations, using the dimensions from applicant's plat, indicate that applicant cannot use Section 223.

The self-certification worksheet shows proposed lot coverage of 1166.4 sq. ft., or 56 percent. This would allow use of Section 223, which allows up to 70 percent lot coverage. However, side yards less than five feet in width must be included in building area (Definition of "Building Area," Section 199.1.) Therefore, this 4.605 foot wide side yard has to be considered part of the building area. Including the side yard increases lot occupancy to about 1,500 square feet, or 72 percent lot occupancy. If our calculations are correct, this is beyond the amount that can be granted by special exception.

We believe that the plans can be adjusted to reduce lot occupancy to 70 percent, allowing application of Section 223. We would gladly support the application if so modified..

Lyle R. Schauer,
Chair, Zoning Committee

BZA
Case No. 17042
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17042
EXHIBIT NO. 27