GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE
OFFICE OF PLANNING

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December 12, 2003

Denzil Noble, Zoning Administrator
941 North Capitol Street, NE
Washington, DC 20002

Dear Mr. Noble,

I am writing regarding the property at 601 Massachusetts Avenue, NE. The applicant has requested a waiver of additional off-street parking spaces (Section 2100.5), in conjunction with his proposal to construct a two-story apartment building atop an existing one-story commercial building. The Historic Preservation Review Board (HPRB), however, has determined that the existing building is a non-contributing building. Thus, the staff can not certify that the property is a building or structure contributing to the character of a historic district, as required in the application to certify a historic building for D.C. Zoning Regulations or construction codes. In addition, the HPRB will not approve a curb cut to accommodate on-site parking, as curb cuts and parking on public space is inconsistent with the character of the Capitol Hill Historic District.

It is our understanding that the project also requires zoning relief in order to exceed the maximum allowed lot area, and that the applicant has applied to the Board of Zoning Adjustment for relief. We have suggested that the applicant augment that application to include relief for the required off-street parking spaces.

Sincerely,

Emily Paulus

Emily Paulus
Architectural Historian
DC Historic Preservation Office

BZA
Case No. 17124
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801 North Capitol Street, N.E., Suite 3000, Washington, D.C. 20002
202-442-8800, fax 202-442-7637 or 7638

Board of Zoning Adjustment
District of Columbia
CASE NO. 17124
EXHIBIT NO. 5