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CAPITOL HILL RESTORATION SOCIETY
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June 3, 2004
BZA 17166
Hearing Date: June 8, 2004
Premises: 430 3rd Street, NE
Square 755, Lot 835

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

The Society supports only those area variances needed for matter-of-right use of this lot as a single-family residence or flats, and opposes the requested variance from the maximum lot occupancy requirement.

The application as filed was for a use variance to construct a 4-unit apartment building. In addition area variances were sought from lot width, lot area, lot occupancy, rear yard, and off-street parking requirements. The applicants' representative, Earle C. Horton, III of the firm Graves & Horton, LLC, presented their position to the Society's Zoning Committee on May 13. Since then, Mr. Horton as advised us by e-mail that the application will be amended:

> I have advised my client on several different issues regarding BZA application 17166 and the client has decided to amend the application at the hearing on June 8, 2004 to request only the variances under sections 401.3 and 403.2 of the zoning regulations. This means the client is no longer seeking the use, parking and rear yard variances. (May 28, 2004)

The Society supports matter-of-right residential use of this property as either a single-family dwelling or as a flat. The lot in question is substandard in both width and lot area. Therefore, variances from the minimum lot area and lot width requirements are needed.

We oppose the variance to exceed the maximum lot occupancy of 60 percent. At 60 percent, the applicants will have 823 square feet of floor area on each of 4 floors. The applicants' Supporting Statement does not show why a building of over 3,000 square feet presents any practical difficulty. At 60 percent lot occupancy, the building will be about 58 feet in length; at 75 percent the length will be about 73 feet. No information was presented to the Committee, nor did any appear in the record, about the impact on neighboring buildings of increasing the length of the proposed building by 15 feet. In the absence of this information, the Society opposes the lot occupancy variance.

Submitted,

Lyle R. Schauer
Acting Zoning Chair

BZA
Case No. 17166
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17166
EXHIBIT NO. 31