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

June 21, 2004

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: BZA# 17177

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on June 10, 2004, considered the above case. For the reasons noted below, the Committee voted unanimously to support the application.

BZA# 17177 - Application of Debra Moss and Jerry Crute, for a variance from the lot occupancy requirements, a variance from the rear yard requirements, and a variance from the nonconforming structure requirements, to construct a three story rear addition to an existing single-family row dwelling at 304 Maryland Avenue, N.E. This property is a very small, oddly shaped lot. The applicant wishes to remove a small shed kitchen at the back of the house and add a three story addition. The lot occupancy is currently 66% and with the addition, the lot occupancy will be 83%. The committee believed that the odd shape and shallowness of the lot creates a unique situation. The 4x6 shed is falling off the house and needs to be replaced. A strict application of the zoning regulations would leave the house without a kitchen. It also appears that the new addition will have no impact on adjoining properties. For these reasons, the committee voted unanimously to support the application.

Respectfully,

Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee

CC: Andre F. Houston
1053 31st Street, NW
Washington, DC 20007

BZA
Case No. 17177
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17177
EXHIBIT NO. 24