CAPITOL HILL RESTORATION SOCIETY
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September 13, 2004

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

RE: BZA# 17203

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee (CRS) at a meeting held on September 9, 2004, considered the above case. For the reasons noted below, the Committee voted unanimously to oppose the application.

The applicants seek a special exception to construct a two-story rear addition to a single-family dwelling under section 223, not meeting the lot occupancy (section 403) and rear yard (section 404) requirements in a R-4 district. In so doing they seek to reduce the rear yard from a required 20 feet to 7.5 feet, and to expand the lot occupancy from a maximum of 40% to 63%. It should be noted that the addition will restrict the light and air available to 4 windows in 923 North Carolina. It should also be noted that a portion of the side yard between the two properties is only 6 feet rather than the required 8 feet.

The increase in the allowable lot occupancy by 58% and the decrease of the rear yard required by 63% has too great an impact on adjacent property. CHRS believes that the addition will have a substantial adverse affect on the use and enjoyment of 923 North Carolina in that the addition will unduly restrict the available light and air and will unduly compromise the privacy of use and enjoyment of the property. For these reason's we believe that the special exception must be denied.

Respectfully,

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

BZA
Case No. 17203
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17203
EXHIBIT NO. 27