BZA 17250

November 22, 2004
1413 East Capitol Street, SE
Washington, DC 20003-1535

Jerrily R. Kress, Director
Board of Zoning Adjustment
441 4th Street, NW Suited 210-S
Washington, D.C. 20001

Re: Application Number 17250, 1407 East Capitol Street, SE

Dear Sir/Madam:

Please find enclosed my application for party status in the above referenced application. I submit written comments in the form of the letter I sent to the ANC 6 Zoning Committee on November 9, 2004.

I have three comments, summarized as follows:

1) I request that the project be consistent with the architectural quality and finishes of the other structures on that block of East Capitol Street, for example, be of brick or stone in a federal style;

2) that since our adjacent houses on that block are only two stories tall, that if this project's height reaches on the order of 40 feet, that the top 10 or 15 feet in the front of the project be set back to reduce the apparent height and bulk in comparison to the small dwellings adjacent to it and on that block;

3) that if the project needs a variance from the 60% structure to lot ratio, because the lot is only 17.5 feet wide (because of a 0.5 foot encroachment from Mrs. Campbell's house), that the project be of a length necessary to yield the square footage floor plate if the lot were a full 18 feet wide. I calculate the length necessary on this 17.5 foot wide lot to reach the 60% ratio of an 18 foot wide lot to result in a house 48.7 feet long.

Thank you,

George C. Brown

George C. Brown

Attachments (2) Party Application
Copy of Letter to ANC 6 Zoning Committee

2004 NOV 23 PM 3:20

BZA
Case No. 17250
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17250
EXHIBIT NO. 23

Form 140
(Revised 03/15/02)

Case No. 17250

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Brown	George	C

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1413 East Capitol St., SE		Washington	DC	20003-1535

Phone No.	Fax No.	E-Mail
202 942 0828		

Certification: I hereby certify that the information I have provided is true and correct to the best of my knowledge. Signature: George C Brown Date: 11/22/04

Will you appear as a(n) [X] Person [ ] Organization Will you appear through legal counsel [ ] Yes [X] No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code

Phone No.	Fax No.	E-Mail

Please answer all of the following questions referencing why the above person should be granted party status. (If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?
Architectural quality of street will be affected by this project, and thus, propriety of party applicant.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
Owner

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.) Twelve feet

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

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Case No. 17250
Exhibit No. ____

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approve or denied. See attached letter and drawing dated Nov. 9, 2004 to ANC 6 Zoning Committee. Only concern is that project be consistent with architectural appearance of East Capitol in that block in material and quality, and not loom over my house, suggest a setback of top floor of project.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

Project house ~~could~~ will be close enough to applicant's project, to affect its value and enjoyment.

November 9, 2004
1413 East Capitol Street, S.E.
Washington, D.C. 20003

ANC 6 Zoning Committee
The Old Navy Hospital
Washington, D.C.

Re: New House at 1407 1405 East Capitol Street, SE

Dear ANC 6 Zoning Committee:

I am writing to provide comments on the Committee's review of the new house proposed to be constructed at 1407 or 1405 East Capitol Street, S.E. (not sure which number it is), or Lot 25, Square 1058. I own the property and live at 1413 East Capitol Street, S.E., Washington, D.C., which is two doors down from the new project address.

My next door neighbor Jeff Jones of 1417 East Capitol is pursuing this project. I support him in it. He is a good neighbor.

My only concern with the project is that it be consistent with the architectural and zoning sizing and standards of the street. The houses on this part of East Capitol are only two stories tall, and if Jeff goes all the way to 40 feet, I worry that the house will loom over our adjacent houses. The structures next door are about 24 feet tall, the Jocko House of Mrs. Campbell at 1409 East Capitol is a bit less than that. (The Jocko House is the original structure on Square 1058.) If the project does go to 40 feet tall, a setback of the top floor on the front would reduce the apparent bulk of the house and that would be desirable from my perspective. When Jeff and I talked about the project, he said he might go four stories tall without a basement, when I talked to the ANC, they said three stories with a basement. Either way, a setback of the top 10 feet of the house on the front would alleviate a three or four story house looking out of place next to two story structures. A three story house with setback of the top floor would have the least adverse impact.

I hope the project uses brick or stone on its faces, as this is the material used on almost all of the East Capitol Street houses.

Jeff's Lot 25 is 17.5 feet wide and 79 feet deep. At the 60% ratio of building to lot size, that would mean a house 47.4 feet deep. At three stories that would be 829 square feet per floor times three floors equals a 2,488 square foot house. By contrast, if the lot were a full 18 feet wide, it would hold a floor plate of 853 square feet at the 60% ratio.

I understand there is consideration of extending the house back from the front further than 47.4 feet to make up the difference in the constricted size of the lot because of the 6 inches lost to Mrs. Campbell's two story house at 1409 and the two story apartment building next door. To yield the floor plate that the lot would yield at 18 feet wide, the house would have to be 48.7 feet deep to yield an 853 square foot floor plate. I support Jeff in gaining an exception to yield

the building square footage the lot is supposed to have at 18 feet wide. This would make a variance unnecessary.

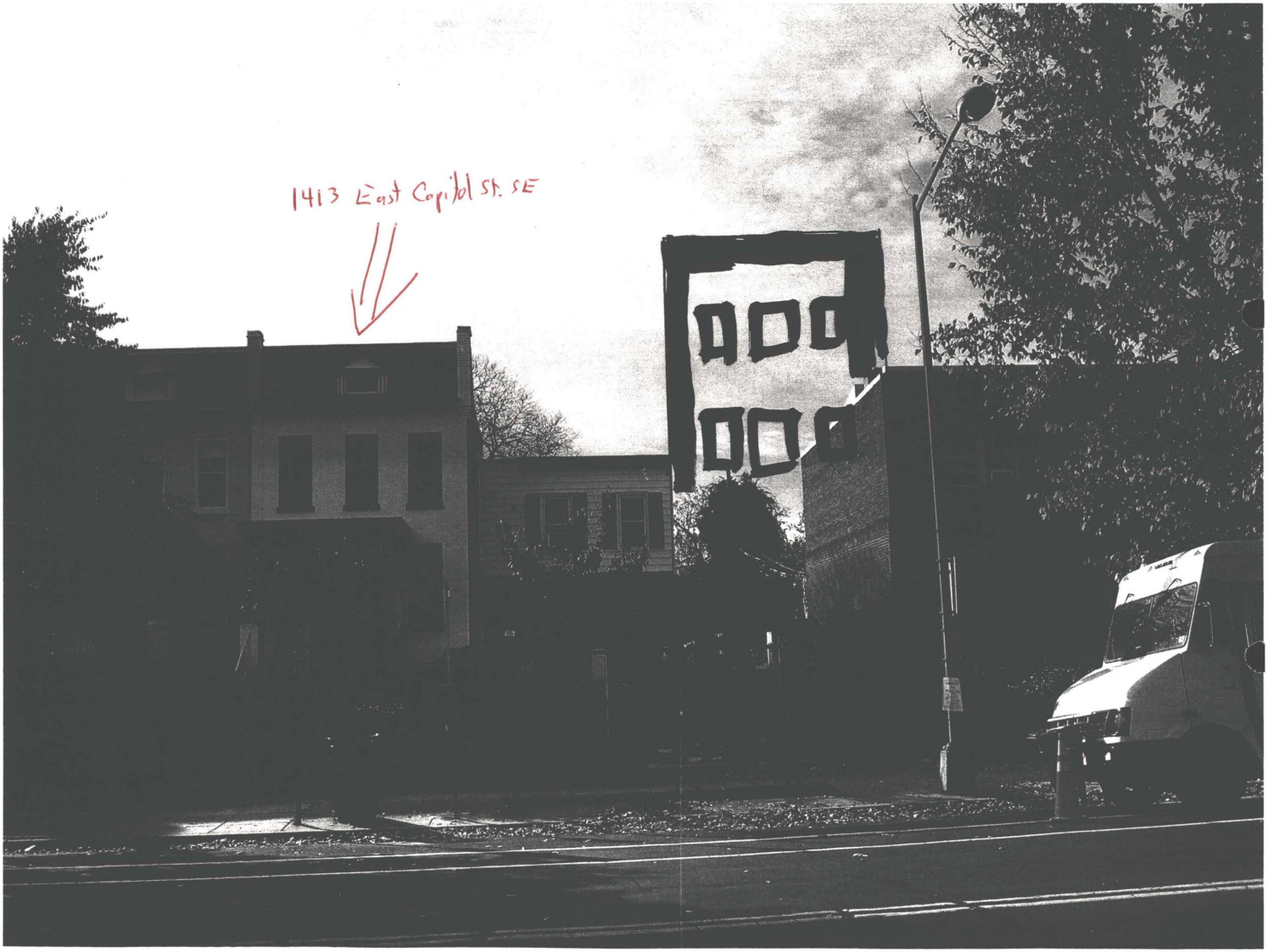
In conclusion, I support Jeff in his project. It will be great to have a new home on the block. If he needs an exception to the length of his house to get the floor plate an 18 foot lot would yield, I support that exception. I hope that if the project goes 40 feet tall, that it include a setback of the top ten feet on the front of the house, and that the materials used be consistent with the materials on adjacent structures.

Thank you for your attention to this matter,

Sincerely,

George C. Brown

Attachment (1) – photo of 1400 block of SE East Capitol Street
showing size of 40 foot house at project site.



40' edifice shown, Proposed House at Lot 25, Sq 1058, 1400 Block East Capitol