CAPITOL HILL RESTORATION SOCIETY
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February 17, 2005

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

RE: BZA# 17264

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on February 10, 2005 considered the above case. The property is located at 407 E. Street, NE. The applicant proposes to replace a two-story porch with a smaller single-level deck decreasing the lot occupancy by 84 square feet. The applicant has been told that he needs a variance.

The neighbor at 405 E. Street, NE, objects to the new deck. He claims that the new deck interferes with this light, air, and privacy. The Committee found that the new deck substantially reduces the interference with light, air, and privacy when compared with the previous two-story porch.

The Committee believes that section 2001.2 applies and that a variance is not necessary. The applicant has reduced the size of a nonconforming structure. Section 2001.2 provides that "ordinary repairs, alterations, and modernizations to the structure, including structural alterations, shall be permitted." We believe that this section covers the alterations here. For these reasons, the Committee voted unanimously to support the application.

Respectfully,

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

CC: Michael L. Murphy
Nasser Nejad

BZA
Case No. 17264
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17264
EXHIBIT NO. 35