17290

IDS/DC, Inc.

274 Kentucky Avenue, SE
Washington, DC 20003
Phone: (202) 635-7117
Fax: (202) 318-3214

RECEIVED
D.C. OFFICE OF ZONING
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January 24, 2005

Jerrily Kress, FAIA
Director, Office of Zoning
Government of the District of Columbia
One Judiciary Square
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: Case No. 16860 (Original)
Case No. 17290 (Modification)

Dear Ms. Kress:

I am writing this letter to request that case no. 17290 be added to February 1, 2005 agenda to be heard administratively on the modification of the existing structure located at 274 Kentucky Avenue, SE first presented in case no. 16860 under section 3129, due to the fact that the approval of requests for modification of approved plans is limited to minor modifications that do not change the material facts the Board relied upon its approving the original application.

In addition, due the undue hardship a six month delay would cause, we are requesting that the Board waive the six-month filing notification to help facilitate the modification during the current construction. If there are further questions or concerns, please feel free to call.

Sincerely,

Phinis Jones

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17290
EXHIBIT NO. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17290
EXHIBIT NO. 22

ANC 6B
Capitol Hill / Southeast

921 Pennsylvania Ave SE
Washington, DC 20003
202.543.3344
FAX 202.543.3507

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SMD 11 *Vacant*

January 17, 2005

Board of Zoning Adjustments
441 4th Street, NW
Washington, DC 20004

Re: BZA Case # 17290
274 Kentucky Avenue, SE

Dear Board Members,

At its regularly scheduled and properly noticed meeting on January 11, 2005 with a quorum present, ANC 6B voted unanimously (9-0-0) to support the application of IDS-DC., Inc. to allow the addition of a second story to an existing row dwelling.

Please notify the Commission if you have any questions or comments.

Yours truly,

Scott Cernich
Chairperson

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

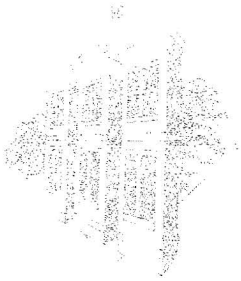
FROM: JLS
Jennifer Steingasser
Associate Director

DATE: January 6, 2005

SUBJECT: Modification of Permit for BZA case 16860.

RECOMMENDATION
The Office of Planning has no objection to the modification of the plans submitted as part of BZA Case 16860 and the requested modification of the Order 16860 to reflect the modified plans.

The plan changes will result in the conversion of a roof deck to interior habitable space. The variances granted by the Board in Case 16860 were for lot occupancy and rear yard. The proposed modification will not result in any new variances, will have no effect on the approved variances, and do not alter the Office of Planning analysis of the original case.



CAPITOL HILL RESTORATION SOCIETY

January 14, 2005

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

RE: BZA# 17290

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on January 13, 2005, considered the above case. The property is located at 274 Kentucky Avenue, SE. The applicant proposes an addition of 120 square feet above the attached garage. The applicant needs variances because it is a non-conforming lot. These same variances were approved in BZA# 16860.

The committee believes that the impact on light and air is minimal in this case and that the privacy of use and enjoyment of neighboring properties is not unduly compromised. Furthermore, since the modest addition is in the rear of the property, the streetscape is not harmed. For these reasons, the Committee voted unanimously to support the application.

Respectfully,

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

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