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

September 22, 2005

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

RE: BZA# 17363

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on September 15, 2005, considered the above case. The case involves the application of Monogram Renovations LLC for an area variance and a special exception to the maximum lot coverage requirement to allow the renovation and addition to two dwellings located at 1120, and 1122 K Street, SE. The lots are only 12.5 feet wide by 63 feet in depth. The applicant wishes to increase the lot occupancy to 70%.

The applicant did not appear at the meeting. However, the committee voted unanimously to support the application. The committee found that there would be no way to develop the properties without granting the variance. As to the increase of the lot occupancy, the committee found that the additions will not affect the light and air nor privacy of use and enjoyment of neighboring properties. The committee also found that this addition does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage.

For these reasons, we urge the Board to approve the application.

Respectfully,

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

CC: Sean Pichon
BGN Architects, PLLC
1820 Jefferson Place, NE
Washington, DC 20036

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17363
EXHIBIT NO. 34

Board of Zoning Adjustment
District of Columbia
CASE NO. 17363
EXHIBIT NO. 34