



ARCHITECT OF THE CAPITOL ACTION

November 1, 2024

U.S. CAPITOL PRECINCT

AOC File No. 240909-20-01

Submission of

Steve Kaplan and Kelly Voss, Special Exception:

Pursuant to Subtitle E §§ 207.5 and 5201.1 and Subtitle X § 901.2 of Title 11 of the District of Columbia Municipal Regulations for Special Exception from Subtitle E § 207.4 rear addition requirements and Subtitle E § 210.1 lot occupancy requirements at 502 Constitution Avenue, NE (Square 838, Lot 37), Washington, DC 20003, in the RF-1/CAP Zone.

Approximate Meeting Decision Date: November 6, 2024

BZA Application No. 21188

Architect of the Capitol Action requested by the Board

Review and report on rear addition and lot occupancy requirements pursuant to DCMR 11 Subtitle E §§ 207.5 and 5201 and Subtitle X § 901.2

**Board of Zoning Adjustment for the
District of Columbia
2nd Floor Suite 210
441 4th Street, NW
Washington, DC 20001**

Chair and Members of the Board:

Pursuant to its authority to review and report on Special Exceptions in the Capitol Hill Historic District, the **Architect of the Capitol** has found the relief requested to construct a two-story plus basement rear addition to an existing, attached, three-story with basement, principal dwelling unit in the RF-1/CAP zone at 502 Constitution Avenue, NE (Square 838, Lot 37), that does not meet rear addition requirements under 11 DCMR Subtitle E § 207.4 or lot occupancy under Subtitle E § 210.1 **is not inconsistent** with the intent of the RF-1/CAP zone and **would not** adversely affect the public health, safety, and general welfare of the U.S. Capitol Precinct and area adjacent to this jurisdiction, and **is not inconsistent** with the goals and mandates of the United States Congress. The **Architect of the Capitol has no objections to this application**. The Applicant, however, is still responsible for meeting the burden of proof associated with the relief requested and consistency with general intent of the Zoning Regulations and should provide the Board with adequate testimony that the relief requested has little or no impact on the adjacent neighbors.

Sincerely,

Joseph Imamura, Ph.D., AIA, FASLA, FAICP
Special Delegate of the Architect of the Capitol

Board of Zoning Adjustment
District of Columbia
CASE NO.21188
EXHIBIT NO.27