

ARCHITECT OF THE CAPITOL ACTION

September 26, 2018



CAPITOL (CAP) INTEREST OVERLAY

AOC File No. 18-04

Submission of

Chelsey Zitnay Special Exception:

Pursuant to Chapter 9 of Subtitle X of Title 11 of the District of Columbia Municipal Regulations (“DCMR”), for Special Exception Relief pursuant to C § 1502.1(c), in particular, from the side guard rail setback (on the roof) requirement of 3 feet required, 0 feet proposed, pursuant to Subtitle E § 5205.1 and Subtitle C § 1504.1 at 433 New Jersey Avenue, SE, Lot 0048, Square 0693, Washington, D.C. 20003, in the Capitol Precinct Residential Flat Zone (RF-3) zone district. (Subtitle E, §§ 5200, 5202).

Approximate Hearing Date: October 3, 2018

BZA Application No. **19791**

Architect of the Capitol Action requested by the Board

Review and report on building plans pursuant to DCMR 11, Subtitle E § 5202

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

Chair and Members of the Board:

Pursuant to its authority granted under 11-E DCMR § 5202 and, in particular §§ 5202.1 and 5202.2 to review and report on Special Exceptions in the Capitol Precinct Residential Flat Zone (RF-3), the **Architect of the Capitol** has found that the proposed relief requested under Subtitle C § 1502.1 (c) pursuant to Subtitle E § 5205.1 and Subtitle C § 1504.1 for special exception needed for 0’ side guard rail setback on the roof to a proposed residence on a lot at 433 New Jersey Avenue SE, **is not inconsistent** with the intent of the RF-3 zone district and **would not** adversely affect the 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 as stated in 11-E DCMR § 5202.1. 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, satisfying the requested variance criteria and not impacting the adjacent neighbors.**

Sincerely,



Michael G. Turnbull, FAIA
Assistant Architect of the Capitol