



**P. O. Box 15264 Washington DC 20003-0264  
202-543-0425**

October 18, 2017

Sara Benjamin Bardin  
Director, Office of Zoning  
Suite 210  
441 4<sup>th</sup> Street, NW  
Washington, DC 20001

RE: BZA#19593--1226 North Carolina, NE

Dear Director Bardin,

In this case the applicant wishes to enclose a rear deck on the third floor and needs a variance from the lot occupancy of 72.5%. Only a special exception will be required if the new room is set back around 3 feet. The Committee did not believe the applicant could meet the high standards for a variance. The CHRS Zoning Committee heard this case at its meeting on October 12, 2017, and voted to support a special exception and not a variance.

Respectfully,

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