



CAPITOL HILL RESTORATION SOCIETY

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March 16, 2012

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

RE: BZA# 18347

Dear Director Bardin

The Capitol Hill Restoration Society Zoning Committee at a meeting held on March 5, 2012 considered the above case. The case involves the application of Rick and Alexis Juneja, for a special exception to allow a rear garage addition to an existing one family row house not meeting the lot occupancy and nonconforming structure requirements in the R-4 zone at 216 7th Street, NE. The applicant is going to remove a porch from the rear of the house and then build a garage. The percent of lot occupancy will increase from 62.4% to 67.3%

The applicant made a presentation at the meeting and the committee voted unanimously to support the application. The committee found that the garage will not affect the light and air nor privacy of use and enjoyment of neighboring properties. The committee was given letters of support from the adjacent property owners. The committee also found that this addition does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. The vote was based upon representations by the applicant that the addition would not increase the lot occupancy above 67.3%.

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

Respectfully,

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18347
EXHIBIT NO. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 18347
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