



CAPITOL HILL RESTORATION SOCIETY

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October 21, 2013

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

RE: BZA# 18639

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on September 12, 2013, considered the above case. The case involves the application of New Vision Properties LLC for special exception to allow an addition to an existing one-family row dwelling not meeting the lot area, lot occupancy, court and nonconforming structure requirements in the R-4 zone at 229 12th Street, SE. The existing structure is semi-detached because it has a 3 foot side yard on the south side. The applicant proposes to add a rear addition that will extend from lot line to lot line and turn the side yard into an open court facing the street. The neighbor to the north objects because the addition will substantially reduce the light and view from his dogleg and the widows looking into the dogleg. The committee strongly encouraged the parties to reach a settlement and voted to oppose the application if there is no settlement.

An agreement has been reached with the neighbors and for this reason, CHRS joins in the Revised Statement of Neighbors at 227 12th Street SE – Statement of Conditional Support filed on October 21, and 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. 18639

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.18639
EXHIBIT NO.29

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