

CAPITOL HILL RESTORATION SOCIETY



December 13, 2015

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

RE: BZA# 19108

Dear Director Bardin,

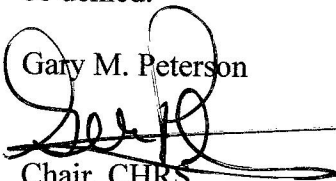
The Capitol Hill Restoration Society Zoning Committee (CHRS) at a meeting held on November 12, 2015 considered the above case. The case involves the application of Jennifer and Lyle Vold for a special exception to allow the construction of a detached garage with a roof deck at the rear of the property at 134 11th Street, NE.

The committee voted unanimously to oppose the application because of the roof deck. The committee does not oppose the construction of the garage. In particular, the committee agrees with the neighbors who believe their privacy of use and enjoyment will be compromised by the roof deck. There are no other roof decks in the alley and this addition will change the customary privacy of this square and set a bad precedent.

It must be noted that the Office of Planning's recommendation is deficient because it does not address the privacy issue of the roof deck in its memorandum and does not note the neighboring opposition.

For these reasons, CHRS recommends that the application as it pertains to the roof deck be denied.

Gary M. Peterson


Chair, CHRS
Zoning Committee

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Board of Zoning Adjustment
District of Columbia
CASE NO.19108
EXHIBIT NO.42