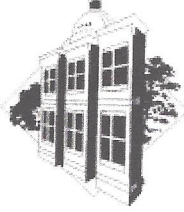


CAPITOL HILL RESTORATION SOCIETY



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

March 7, 2016

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

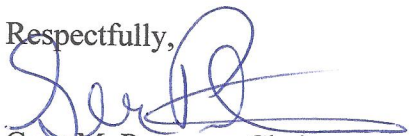
RE: BZA# 19194

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on February 11, 2016, considered the above case. The case involves the application of Utku Aslanturk for a special exception to allow a two story rear addition to an existing one family row house and a trellis connected garage not meeting the lot occupancy, side yard, rear yard and nonconforming structure requirements in the R-4 zone at 229 10th Street, SE. The applicant wishes to add a two story rear addition, to construct a trellis between the addition, and to build a new two story garage. Because there is a 4.6 foot side yard the property is considered semidetached and is allowed a lot coverage of only 40%. The applicant seeks permission to go from 53% lot coverage to 68%.

The applicant's architect made a presentation at the meeting and the committee voted unanimously to support the application. The committee found that the addition will not affect the light and air nor privacy of use and enjoyment of neighboring properties. The architect, Jennifer Fowler, advised the committee of the support for the improvement by 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.

Respectfully,



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

pgaryl@aol.com

202-352-0098

Board of Zoning Adjustment
District of Columbia
CASE NO.19194
EXHIBIT NO.35