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May 2, 2017

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

RE: BZA# 19479

Dear Director Bardin,

BZA# 19479—1 Library court, SE, . This case involves a 521 square foot alley lot behind St. Marks. The property is improved with a two story house that occupies 365 square feet of the lot (70% lot occupancy). The applicant proposes a first floor addition with a roof deck that would increase the lot occupancy to 100%. In effect, the applicant is covering the lot and moving the outdoor space to the second floor. Part of the addition will provide natural light to the newly dug out basement. In order to accomplish this, the applicant needs 3 variances and 7 special exceptions.

The CHRS Zoning Committee heard this case at its meeting April 13, 2017, and voted to oppose the application. The committee agreed that the applicant needs relief but also believed that he was asking to stretch the rules too far. In particular the committee was concerned about waiving the previous surface and rear yard requirements. There is also no provision for the trash and when asked about it, the committee was told that it would be stored inside the house. The committee will support the applicant so long as there is a 5 foot rear yard that has a pervious surface and provides storage for the trash. This still allows a second floor deck that is 6 feet deep.

Respectfully,


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

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Board of Zoning Adjustment
District of Columbia
CASE NO.19479
EXHIBIT NO.41