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April 24, 2018

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

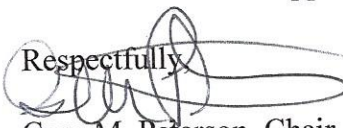
RE: BZA#19747—445 15th Street, SE

Dear Director Bardin,

This case presents the prickly problem of a buyer of a house with a detached garage who, after the closing, discovers that the garage was built without a building permit or a curb cut. There is an alley behind the garage but the entrance to the garage faces 15th Street. In order to get a curb cut the applicant needs a building permit; and to get the building permit she needs zoning relief. For the zoning relief the applicant needs a special exception for an accessory building that exceeds 100 square feet, a special exception for a building that is not setback 12 feet from the centerline of an alley, and a variance from the lot occupancy requirements. The house and garage occupy 85% of the lot.

While the committee understands that the current owner did not build the offending accessory building, the committee believes that she should have been tipped off by the lack of driveway and curb cut. In addition, the applicant has other options available: such as demolishing the garage; removing the garage with parking access off the alley; or removing two feet of the building facing the alley and make the entrance on the alley. It should be noted that the garage also encroaches on public space by 3.25 feet on the 15th Street side and the owner needs a permit for this as well. For all of these reasons, the committee voted to oppose the application.

Respectfully,


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

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Board of Zoning Adjustment
District of Columbia
CASE NO.19747
EXHIBIT NO.30