

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

July 10, 2018

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

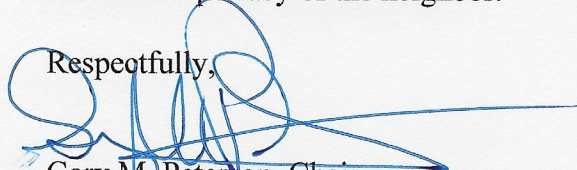
RE: BZA 19785—322 8th Street, SE

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee considered this case on June 14, 2018. The applicant needs a special exception to build a second story apartment on an existing one story garage. There will not be a roof deck on the garage but there will be a small balcony on the yard side of the garage. The applicant recently moved the balcony close to the alley on the south side on the property in an effort to lessen the impact on the neighbor at 320 8th Street.

At the meeting the Committee was advised that the neighbors across the 30 foot alley to the east objected to the addition on privacy grounds. The Committee found that the 30 foot alley and the existing garages on the objectors' property was sufficient protection of their privacy. We now have copies of the objections of the neighbor at 320 8th Street and agree that the balcony unduly impacts her privacy. For this reason the Committee supports the addition without the balcony. We believe that the addition imposes enough intrusion on privacy without the balcony and that, with the balcony, the addition unduly effects that privacy of the neighbor.

Respectfully,



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

pgaryl@comcast.net

202-352-0098

**Board of Zoning Adjustment
District of Columbia
CASE NO.19785
EXHIBIT NO.43**