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April 30, 2019

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

RE: BZA# 20005—1719 C Street, SE

Dear Director Bardin,

The CHRS Zoning Committee considered this case at its April 18, 2019, meeting. The applicant seeks zoning relief to construct a two story accessory building containing one dwelling unit. A new accessory building cannot be used as a dwelling unit for five years after it is built without a special exception. The property is very deep and contains 3,400 square feet. The existing lot occupancy is 25% and the accessory building will boost the lot occupancy to 40%. This square is very large and has a big community garden in the center. The garden is surrounded by an alley and the part of the alley behind the property is 30 feet wide. The abutting neighbor supports the project and one neighbor on D Street opposes the project for safety and excessive development reasons.

The committee believed the size of the building when compared to the size of the lot, the alley and square was very modest. For this reason, the committee unanimously voted to support the application.

Respectfully,

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