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October 23, 2021

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

RE: BZA #20560 at 1713 D St SE

Dear Director Bardin,

20560 at 1713 D St SE (hearing on 11/10/21) – The zoning committee **opposes** this case on two grounds: first, the cornice line is not in line with neighbors; and, second, the project goes 4.5’ beyond the 10’ by right. The applicant seeks special exceptions from rear addition requirements, rooftop and upper floor requirements, and lot occupancy requirements to construct a third story addition and three-story addition to an existing attached two-story dwelling unit in RF-1. We note that a better alternative regarding the cornice line could be to keep the small mansard roof in front and then start the addition, as a neighbor did at 1728 D St, or, even better, to set back the building from ten feet in front.

Respectfully,

Elizabeth W. Hague

Beth Hague, Chair
Capitol Hill Restoration Society
Zoning Committee