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April 9, 2022

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

Re: BZA #20700 at 1415 Potomac Ave SE

Dear Ms. Bardin:

The Committee voted to **support** the applicant's request for a special exception for lot occupancy, rear addition, and rear yard requirements in order to construct a new rear addition with deck. The proposal will increase lot occupancy from 61.3% to 70%. Although the filing notes the 11' addition extends 10' beyond one neighbor and 12'2" beyond the other, OP did not count the rear stair in these calculations and said no rear relief was necessary as, according to OP, the applicant was only building 10 feet. The Committee notes that this proposal received prior approval in 2017; that approval expired in 2019. There is no change in the plan footprint but there will be a deck on the second floor, which the applicant worked out with the adjacent neighbor to allow light. While no letters of support or light studies are on file, the owner has received verbal support from one adjacent neighbor and the other adjacent property is currently vacant. The BZA hearing is scheduled for April 27, 2022.

Respectfully,

Elizabeth W. Hague

Beth Hague, Chair
Capitol Hill Restoration Society
Zoning Committee

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202-714-9523

Board of Zoning Adjustment
District of Columbia
CASE NO.20700
EXHIBIT NO.29