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May 9, 2022

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

Re: BZA #20723 at 109 11th St SE

Dear Ms. Bardin:

The committee voted to **support** the applicant's request for a special exception for rear addition requirements to construct a second-story rear addition to an existing attached two-story principal dwelling. While the addition will extend 19' beyond the adjacent property to the south (9' beyond the 10' matter-of-right), it would be built on top of the footprint of an existing structure and therefore will have no impact on actual footprint. The committee members supported the project due to the oddly shaped lot, its support from neighbors and lack of effect on their light, and the project's adherence to the existing footprint; moreover, the proposed expansion is consistent with historic district requirements. A sun study has been filed showing insignificant impact. Several letters of support from neighbors have been filed and the ANC supports the proposal. The BZA hearing is scheduled for May 25, 2022.

Respectfully,

Elizabeth W. Hague

Beth Hague, Chair
Capitol Hill Restoration Society
Zoning Committee

hagueew@yahoo.com

202-714-9523

Board of Zoning Adjustment
District of Columbia
CASE NO.20723
EXHIBIT NO.31