

December 11, 2024

Board of Zoning Adjustment  
Government of the District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 210 South  
Washington, DC 20001  
bzasubmissions@dc.gov

Historic Preservation Review Board (HPRB)  
Government of the District of Columbia  
1100 4<sup>th</sup> St. SW, Suite 650 East  
Washington, DC 20024  
(202) 442-7600

Re: **BZA and HPRB Application of Nathan & Stephanie Kooi – 321 D St SE**

Dear Board of Zoning Adjustment and Historic Preservation Review Board:

We own 403 4th St SE, a property in the immediate vicinity of the property subject to an application before the Board. Our neighbors, Nathan & Stephanie Kooi, are seeking relief from the District of Columbia Zoning Regulations in order to construct a rear two-story addition. They are seeking a Special Exception for relief as follows:

The proposed addition extends greater than the allowed ten foot (10.0') beyond the farthest rear wall of any adjoining principal residential building on an adjoining property (11 DCMR Subtitle E, Section 207.4). From the adjoining neighbor's rear wall, the proposed addition would extend 21'-0".

The proposed lot occupancy of 61%, exceeds the allowed lot occupancy of 60% (11 DCMR Subtitle E, Section 210.1).

They have shared the drawings of the proposed addition that have been submitted with their application to the BZA and HPRB. We have reviewed the drawings and support the proposed addition and project.

Sincerely,



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**Mark Kilkelly and Marie Rende, Owners**

403 4th St SE  
Washington, DC 20003-2006