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October 16, 2018

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

RE: BZA#19838—912 5<sup>th</sup> Street, NE

Dear Director Bardin,

The applicant proposes building a two story garage with a legal dwelling unit on the second floor. He needs special exceptions to build a new garage with a living unit and to increase the lot occupancy to 70%. He also needs a variance because, although the alley behind the garage is 15 feet wide, the access alleys from the street are only 10 feet wide. The Committee believes this 15 foot rule is in error and should have been 10 feet when the new regulations were published. A correction to the Zoning Regulations needs to be made. The CHRS Zoning Committee heard this case at its meeting on September 13, 2018, and voted to support the application.

Respectfully,

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