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October 20, 2019

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

RE: BZA#20128--1421 D St SE

Dear Director Bardin,

The CHRS Zoning Committee considered this case on October 17, 2019. This case involves a third floor and a three-story rear addition. The adjoining properties on either side are 2-story residences. The addition extends 12' 10" beyond the adjoining residences on either side. The applicants, Matthew Pregmon and Arielle Giegerich, need special exceptions from the rear wall extension requirements, from the lot occupancy requirements, and from the nonconforming structure requirements to construct the rear and third-floor addition.

At the meeting the applicant's architect provided shadow studies for the proposed addition. The committee concluded from the studies that the addition, especially the 3d floor, would adversely affect the use of the neighboring properties. Specifically, the Committee concluded that the addition significantly increased the amount of shadow cast on the neighboring residences at 9:30 am and 3:00 pm all year. It is important to note that the first floor of the addition extends 8' 3" beyond the adjoining residences while the second and third stories of the addition extend 12' 10" beyond the adjoining residences. The applicant has numerous letters of support from neighbors. Despite the letters, the committee opposes the relief of rear yard requirement C.205.4 (limit of 10ft extension beyond adjoining building) and believes that building to the 10ft line would mitigate some of the shadows caused by the three-story addition.

Respectfully,

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

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