

February 20, 2020

Board of Zoning Adjustment  
Government of the District of Columbia 441  
414 14th Street, N.W., Suite 210 South  
Washington, DC 20001  
[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

Re: **BZA Application of Christopher Astilla, 216  
14th PI. NE**

Dear Board of Zoning Adjustment:

We own 212 14th PI. NE, a property located two properties south to the property subject to an application before the Board. Our neighbor, Christopher Astilla, is seeking relief from the District of Columbia Zoning Regulations in order to construct a rear two-story addition to his home. He is seeking Special Exception relief as follows:

- a. The proposed lot occupancy of 66.0%, exceeds the allowed lot occupancy of 60% (11 DCMR Subtitle E, Section 304.1).
  
- b. 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 205.4). From the existing rear wall of the adjoining neighbor at 214 14th PI. NE, the proposed addition would extend 10'-2" (at the second floor bay window projection).

He has shared the drawings of the proposed addition that have been submitted with the application to the BZA. We have reviewed the drawings and we support the proposed addition.

We recommend that BZA grant the request for Special Exception relief. Sincerely,

  
**Joshua Smith and KateLyn Smith, Owners**

212 14th PI. NE  
Washington, DC 20002-6408