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December 14, 2020

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

RE: BZA#20335—741 12th Street, SE

Dear Director Bardin,

The applicant proposes adding a two-story rear addition with deck and building a semi-enclosed garage. The lot occupancy will go from 38% to 69% and the addition extends 20.5 feet beyond the rear wall of a neighbor. The deck extends an additional 8 feet and has a spiral-stairs to a roof deck. The roof deck has a railing around it.

The applicant apparently self certified the application. We believe that he has not included the deck and spiral-stairs in the lot occupancy and has not included the railing around the roof deck. If the deck and stairs are counted he needs a variance and the railing requires a special exception. The distance beyond the rear wall of the neighbor may also have been miscalculated.

In any event, the Committee voted to oppose the application because of the deficiencies and because the addition will be more that 20 feet beyond the rear wall of the neighbor.

Respectfully,

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

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202-352-0098

Board of Zoning Adjustment
District of Columbia
CASE NO.20335
EXHIBIT NO.38