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January 25, 2020

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

RE: BZA#20363—514 Archibald Walk, SE

Dear Director Bardin,

In this case concerning an alley lot the applicant is proposing to construct a second story addition on top of an existing garage, to maintain the existing parking space, and to convert a portion of the first floor and all of the second floor to a residential dwelling unit. The subject property is on Archibald Walk, SE, next to the notorious treehouse. The property also has alley access at the rear of the property and the garage opens on this alley. The lot contains only 632 square feet and the building covers nearly all of the lot. Recent changes for the alley lot regulations have changed the relief required. Now the applicant needs a special exception from the alley setback requirements because Archibald Walk is only 10 feet wide and a 7.5 foot setback from the alley centerline is required. He also needs a special exception from the 5 foot side yard requirements when abutting a non-alley lot. Abutting neighbors have submitted letters of support. The Committee voted to support the application.

Respectfully,


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

pgaryl@comcast.net

202-352-0098

Board of Zoning Adjustment
District of Columbia
CASE NO.20363
EXHIBIT NO.44