



**P. O. Box 15264 Washington DC 20003-0264  
202-543-0425**

January 30, 2022

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

**Re: BZA #20615 at 751 10th St SE**

Dear Ms. Bardin:

The applicant has applied for special exceptions for lot occupancy and side yard requirements at **751 10th St SE** in order to construct a two-story rear addition and a two-story accessory garage to an existing two-story semi-detached home.

The Committee voted to **oppose** the request for **side yard zoning relief** to construct the two-story rear addition but to **support** the request for lot occupancy to construct the **two-story accessory garage**.

The applicant's home sits adjacent to an apartment building on its north side and an attached row house on its south side. The proposed two-story rear addition would directly abut the wall of the adjacent apartment building, which was built in 1912, has south-facing window wells that would be hemmed in by the proposed addition, and does not have CAC. **The addition therefore would directly impact light and air accessibility to many of its windows.** Though the applicants made slight adjustments to the plan, the light and air still appears to be restricted.

The proposed project has received letters of support from neighboring homes, HPRB, the ANC, and OP and letters of opposition from the residents and owners of the adjacent apartment building. The BZA hearing is scheduled for February 9, 2022.

Respectfully,

*Elizabeth W. Hague*

Beth Hague, Chair  
Capitol Hill Restoration Society  
Zoning Committee  
[hagueew@yahoo.com](mailto:hagueew@yahoo.com)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20615  
EXHIBIT NO.38