



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

April 9, 2022

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

Re: BZA #20684 at 428 11th St SE

Dear Ms. Bardin:

The Committee voted to **support** the applicant's request for special exceptions for lot occupancy, rear addition, and rear yard requirements to construct a rear, two-story addition to an existing two-story building. The proposed rear addition would increase lot occupancy from 59% to 70% and would extend 12', which is beyond the 10' allowed under current zoning regulations. The applicant notes that the existing thick, brick rear wall would have to be demolished in order to construct a bedroom of minimal habitable size, hence the need for a 12' extension. The applicant is not filling in the dogleg. The committee noted the challenges of the project and noted that the addition would be facing the north side, where the light and air would not be an issue due to the large building next door. A sun study has been filed. The BZA hearing is scheduled for April 27th, 2022.

Respectfully,

Elizabeth W. Hague

Beth Hague, Chair
Capitol Hill Restoration Society
Zoning Committee