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June 20, 2022

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

Re: BZA #20738 at 1609 G St SE

Dear Ms. Bardin:

The Capitol Hill Restoration Society (CHRS)'s Zoning Committee voted to **conditionally support** the applicant's request for a special exception for lot occupancy requirements. The **Committee's support is conditional on obtaining support from the adjacent neighbor at 1611 G St SE, who is significantly affected by shadows in the afternoons throughout the year.** The applicant seeks to construct a third story and three-story rear addition, with cellar, to an existing, attached, two-story with cellar principal dwelling unit. The proposal would increase lot occupancy to 67.8%, the rear yard will be set back to 21 feet, and the project will extend 6'3" beyond their neighbors (under the 10 feet by-right limit). The project is set back 4-5 feet in front behind a parapet, thereby lessening the visual impact of the third story, though the applicants are requesting the full 35 feet by right.

The Committee's main concern about this project is the impact on the light of neighbors. A sun study has been completed and **shows significant impact on the light of both adjacent neighbors throughout the year**- one in the morning and the other in the afternoons. The applicant has signed a Memorandum of Understanding with the adjacent neighbor at 1607 G St SE, who has a rooftop solar panel system, but has not reached an agreement with 1611 G St SE despite ongoing discussions. Nine additional letters of support from neighbors have been filed. ANC 6B09 has voted to support the proposal. The BZA hearing is scheduled for June 22, 2022.

Respectfully,

Elizabeth W. Hague

Beth Hague, Chair
Capitol Hill Restoration Society
Zoning Committee

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202-714-9523

Board of Zoning Adjustment
District of Columbia
CASE NO.20738
EXHIBIT NO.36