

January 20, 2020

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, N.W., Suite 210 South
Washington, DC 20001
bz submissions@dc.gov

Re: **BZA Application of Christopher Astilla, 216 14th Pl. NE**

Dear Board of Zoning Adjustment:

I own 218 14th Pl. NE, the property adjacent to the property subject to an application before the Board. My neighbor, Christopher Astilla, is seeking relief from the District of Columbia Zoning Regulations in order to construct a rear two-story addition to his home. He is seeking Special Exception relief as follows:

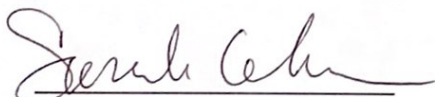
The proposed lot occupancy of 66.0%, exceeds the allowed lot occupancy of 60% (11 DCMR Subtitle E, Section 304.1).

The proposed addition extends greater than the allowed ten foot (10.0') beyond the farthest rear wall of any adjoining principal residential building on an adjoining property (11 DCMR Subtitle E, Section 205.4). From the existing rear wall of the adjoining neighbor at 214 14th Pl. NE, the proposed addition would extend 10'-2" (at the second floor bay window projection).

He has shared the drawings of the proposed addition that have been submitted with the application to the BZA. I have reviewed the drawings and I support the proposed addition.

I recommend that BZA grant the request for Special Exception relief.

Sincerely,



Sarah Lehmann, Owner
218 14th Pl. NE
Washington, DC 20002-6408