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December 11,, 2018

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

RE: BZA#19847—329 16th Street, SE

Dear Director Bardin,

The applicant needs a special exception to build a rear addition that extends 10ft beyond the rear wall of an adjoining property. In this case the addition will extend 16 feet two inches beyond the rear wall of the property to the south, 331 16th Street, SE. As part of the addition, the applicant will fill in a rear dogleg.

When there is a request like this one the Committee considers the following seven factors:

1. Scale of addition. Is it larger than the house?
2. Does it exceed 60 % lot occupancy?
3. Does it create a non-conforming rear yard?
4. Does it fill in a court?
5. Shadow study including before, as a matter of right, and proposed.
6. Approval by neighbors after they have seen the shadow study.
7. Are there a number of special exceptions and variances sought?

The Committee found the following:

1. The addition, not counting the cellar or the balconies, will be 2.5 times the size of the house. This is a massive addition.

2. and 3. In this case the lot is very large and contains 2,304 square feet. For this reason, with the addition the lot occupancy will not exceed 45% and the rear yard will still be 77 feet.
4. As noted above the dogleg is being filled in. The large addition at 327 16th Street preserved the dogleg.
5. The shadow study shows major impact on the property to the north and little or no impact on the south.
6. The neighbor to the north has signed a letter of support and the neighbor on the south has objected to the scale of the addition and has filed a letter in the case. It was represented by the applicant that then neighbors have seen the shadow study.
7. There is only one special exception requested for this application.

Below is a photo from the applicant's plans that shows the existing conditions. The large blue building is the addition to 327 16th Street. The white building to the right is 331 16th Street. The applicant's addition will be one story higher and 4 feet longer than the blue structure. The applicant is filling in his portion of the abutting doglegs between his building and 331 16th Street.



Based upon the above, the Committee found that the extremely large addition overwhelms the one neighbor and recommends that the special exception should be denied. The applicant may want to consider a smaller addition and an accessory building with an apartment.

The CHRS Zoning Committee heard this case at its meeting on October 13, 2018, and considered the change plans at its November meeting. The Committee voted to oppose the application.

Respectfully,

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