



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

October 16, 2018

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

RE: BZA#19854—824 13<sup>th</sup> Street, NE

Dear Director Bardin,

This 693 square foot vacant lot has 33 feet of frontage on the east side of 13<sup>th</sup> Street and is 21 feet deep. The south side of the lot abuts a 10 foot wide alley. The applicant wishes build three story plus cellar, two unit flat that occupies 100% of the lot. He needs a special exception from the parking requirements of one parking space per two units and variances from the lot occupancy, rear yard, and side yard requirements. There currently no provision for the location of garbage cans.

The Committee found that the applicant did not meet the test for a variance. A less grandiose plan of one unit can be built. The Committee believes that the applicant can easily build a one unit house with indoor parking and garbage storage accessed from the alley. The CHRS Zoning Committee heard this case at its meeting on September 13, 2018, and voted to oppose the application.

Respectfully,

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

[pgaryl@comcast.net](mailto:pgaryl@comcast.net)

202-352-0098

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19854  
EXHIBIT NO. 41