



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

October 16, 2018

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

RE: BZA#19838—912 5th Street, NE

Dear Director Bardin,

The applicant proposes building a two story garage with a legal dwelling unit on the second floor. He needs special exceptions to build a new garage with a living unit and to increase the lot occupancy to 70%. He also needs a variance because, although the alley behind the garage is 15 feet wide, the access alleys from the street are only 10 feet wide. The Committee believes this 15 foot rule is in error and should have been 10 feet when the new regulations were published. A correction to the Zoning Regulations needs to be made. The CHRS Zoning Committee heard this case at its meeting on September 13, 2018, and voted to support the application.

Respectfully,

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