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February 5, 2019

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

RE: BZA#19917—913 7th Street, NE

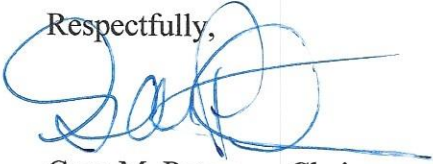
Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee considered this case on January 10, 2019. The applicant proposes a rear two story with attic addition to an existing two story row house. As a matter of right the applicant can extend 10 feet beyond the rear walls of neighbors. In this case the extension will be 39 feet beyond one neighbor to the north (915 7th Street) and 18 feet beyond the neighbor to the south (911 7th Street). You should note that the applicant's plans show an extension of 3 feet less than the actual distance. This is because the second floor has a three foot overhang that wasn't counted in the footprint. This miscalculation also makes the rear yard number wrong.

The applicant has letters of support from both neighbors but has not done a shadow study. For this reason the neighbor to the north, an absentee owner did not have all the pertinent information to make an informed consent. Also, neither neighbor had the information as to the correct depth of the addition. The Office of Planning report and the ANC report are also based on this erroneous information.

Based upon the above, the Committee found that the extremely large addition overwhelms the one neighbor to the north and recommends that the special exception should be denied. The Committee believed that the addition was excessively damaging to the sunlight of 915. The applicant may want to consider a smaller addition and an accessory building with an apartment.

Respectfully,



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