

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

October 6, 2020

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

RE: BZA#20280—622 I Street, NE

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee considered this case by email. The applicant was contacted by email and given an opportunity to add more to the record before we considered their case.

This case involves the application of VBS Community Builders LLC, for a special exception under the RF(residential flat) use requirements to convert an existing residential building into a five-unit apartment house in the RF-1 Zone at 622 I Street, N.E. The applicant is requesting a waiver from the rule that an addition shall not extend more than 10 feet past the rear wall of adjacent properties. The Committee believes that the applicant also needs a variance from the 900 square foot rule if he intends on building 5 units.

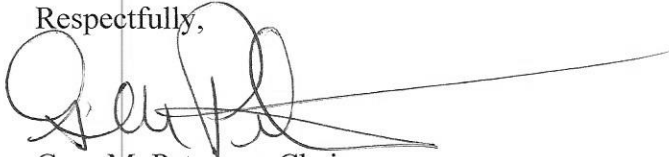
The property is a meat cleaver shaped property with the handle fronting on I Street. The 1360 square foot handle is improved with a derelict, two story, brick house. The head of the cleaver contains 3,124 square feet, fronts on the alley, and is unimproved. The applicant plans to make the house three stories containing two apartments and to construct a three-story, 40-foot high, apartment building with three apartments at the rear. The two buildings will be connected by a 25-foot long enclosed passage that is about 11 feet high. The improvements will extend more than 70 feet beyond the rear wall of both neighbors. See sheet SD2.4 of the most recent plans filed on October 5. No shadow studies have been done to show the impact of the massive addition on the abutting properties.

pgaryl@comcast.net 202-352-0098

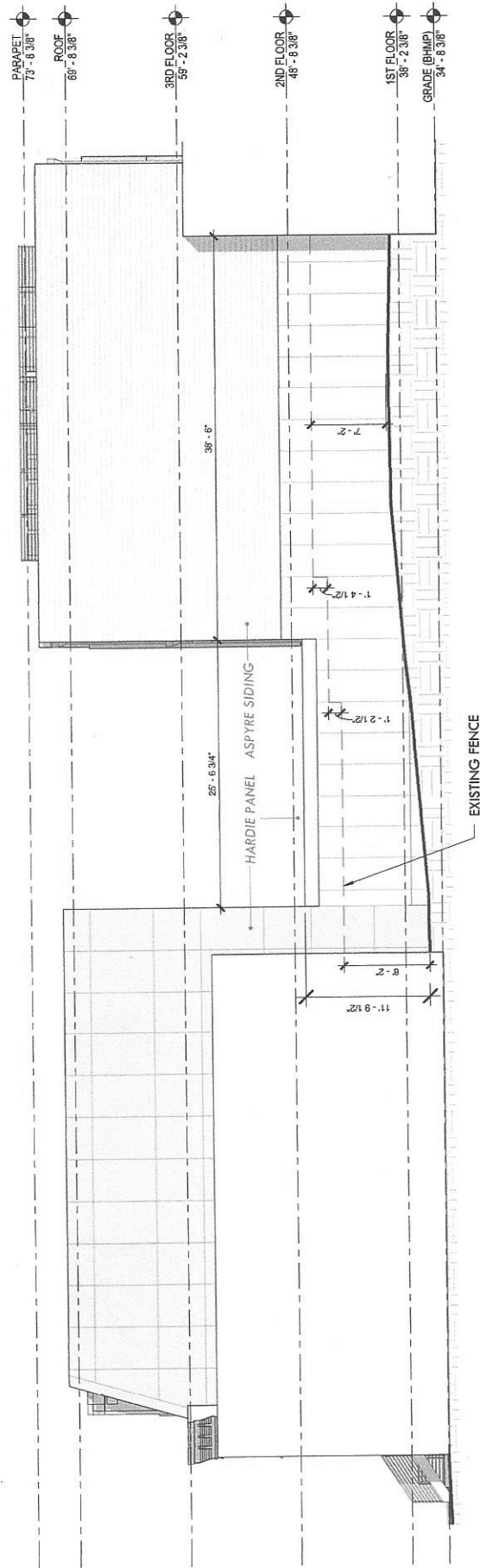
The applicant does not reflect on the impact of the development on the property to the east and emphasizes the connection and not the massive buildings. The lack of any shadow study shows this lack of concern. The BZA may modify or waive this 10-foot requirement but is not required to waive it. The Committee found that the waiver of the 10-foot rule in this case could be a gross over reach of your authority.

The committee voted to oppose the application because the property is 16 feet short of the 4,500 square feet lot area required for 5 units and the depth of 70 feet beyond the rear wall of neighbors is well beyond the 10 feet allowed as a matter of right,

Respectfully,

A handwritten signature in black ink, appearing to read "Gary M. Peterson", with a long horizontal line extending to the right.

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



1 ELEVATION - EAST
SD2.4 1" = 10'-0"

SD2.4

ELEVATIONS - EAST

PZE PRESENTATION
10.07.2020

622 I STREET NE
Washington, DC 20002

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