



CAPITOL HILL RESTORATION SOCIETY

P.O. BOX 15264 • WASHINGTON, DC 20003-0264 • 202-544-0125

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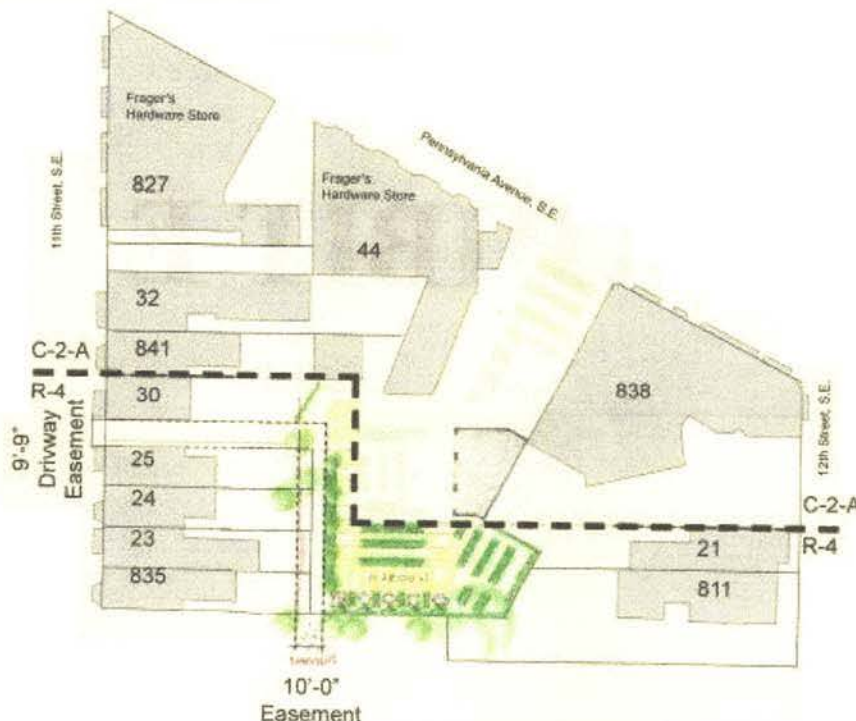
May 16, 2012

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

RE: BZA# 18352

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on May 10, 2012 considered the above case. The case involves the application of Frager's Hardware for a use variance to allow a small portion of R-4 zoned land to be used by Frager's for the outdoor display and sale of seasonal merchandise and for storage accessory to a retail hardware store. The property in question is at the rear (south) of the property and is zoned R-4 (see map below).



As stated in the applicant's pre-hearing statement, Frager's must satisfy a three part test to qualify for a use variance: 1. There must be something unique about the property, 2.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18352

EXHIBIT NO.

63

Board of Zoning Adjustment
District of Columbia
CASE NO.18352
EXHIBIT NO.63

The applicant must incur undue hardship because of the uniqueness, and 3. There is no harm to the public good or the zone plan in granting the variance.

The CHRS Zoning Committee found that: 1. The property is unique because it does not have legal access, cannot be subdivided into a legal lot, and is split zoned between R-4 and C-2-A, 2. There is undue hardship because there is no practical use for the property, and 3. The property had been used for the use proposed in the variance for 80 years and there is no harm to the public good or impairment of the zone plan..

For these reasons, the Committee voted unanimously to support the application and we urge the Board to grant the application.

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