

March 6, 2013

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

RE: BZA# 18515

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on February 21, 2013 considered the above case. The case involves the application of 200 5th Street SE LLC, for a variance from the lot area requirements under subsection 401.11, to convert a structure from four residential units and a dental office into a six residential unit apartment house in the CAP/R-4 District at premises 200 5th Street

For the BZA to grant variances the applicant must show an exceptional condition or uniqueness of the property, practical difficulties or exceptional and undue hardship upon the owner in complying with the zoning regulations arising out of the uniqueness, and no detriment to the public good or impairment of the zone plan.

The applicant made a presentation at the meeting and the committee voted unanimously to support the application. The committee believed that the applicant met the burden of proof for the variance relief requested.

For these reason, we urge the Board to approve the application.

Respectfully,

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

MAR 12

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18515
EXHIBIT NO. 32