



CAPITOL HILL RESTORATION SOCIETY

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April 1, 2013

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

RE: BZA #18527

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 Jill and Blaise Marion for a variance for a property not meeting the rear yard, off-street parking and nonconforming structure requirements to allow two principal buildings on a single lot in the R-4 District at 1116 K Street, NE. The applicant proposes to convert the former grocery facing Florida Avenue into a residence. The applicant has submitted letters of support from abutting neighbors.

For the BZA to grant variances the applicant must show an exceptional condition or uniqueness of the property, practical difficulties 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 committee found that the applicant's property fit the test for a variance. The committee voted unanimously to support the application **with the proviso that the order specifically state that neither building may have another residential unit.**

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

Respectfully,

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

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18527

EXHIBIT NO. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.18527
EXHIBIT NO.30