



CAPITOL HILL RESTORATION SOCIETY

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April 29, 2013

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

RE: BZA #18544

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on April 11, 2013 considered the above case. Penn Avenue Partnership LLC requests a special exception from the roof structure provisions, a variance from the off-street parking provisions, a variance from the size of parking space requirements, and a variance from the loading requirements, to allow a residential project in the C-2-A zone at 1550 Pennsylvania Avenue, S.E.

This property is irregularly shaped and has frontage along Pennsylvania Avenue, S.E., Barney Circle, and Kentucky Avenue, S.E. The applicant proposes to build a building that varies in height from 3 to 5 stories. The building will have 81 residential units and requires 41 parking spaces. The applicant proposes to have 30 spaces. In order to provide for the additional 11 spaces the applicant would have to make a second level of parking but the configuration of the property makes adding the spaces nearly impossible and very expensive. The committee was persuaded that the applicant complied with the test for the variance and voted unanimously to support the variances.

The committee also found that the building will not affect the light and air or privacy of use and enjoyment of neighboring properties. The committee further found that this project does not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. The committee voted unanimously to support the application. For these reason, we urge the Board to approve the application.

Respectfully,

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18544

EXHIBIT NO. 29

Board of Zoning Adjustment
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