



CAPITOL HILL RESTORATION SOCIETY

P.O. BOX 15264 • WASHINGTON, DC 20003-0264 • 202-543-0425

www.chrs.org • info@chrs.org

February 2, 2015

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

RE: BZA# 18914

Dear Director Bardin

The Capitol Hill Restoration Society Zoning Committee at a meeting held on January 7, 2015 considered the above case. The case involves the application of John Peters for variances to raise the height of a garage to 18 feet and to reduce the distance from the alley centerline to 7 feet. The applicant also wants a special exception to increase the lot occupancy from 60% to 64%. The property is in a R-4 District at 240 9th Street, NE.

The applicant's property is a rectangular shaped lot, approximately 15.5 feet wide by 117 feet deep and contains 1814 square feet. The lot is very typical for the location. This lot and existing structure are no different than other lots and structures in the Capitol Hill Historic District and represent a good example of what is allowed in a R-4 zone.

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. First and most significantly, the lot is not unique for the purpose of obtaining a zoning variance. The applicant has shown no reason to qualify for a variance to raise the roof of the garage to 18 feet.

For these reasons, the Capitol Hill Restoration Society opposes the application for the variances, but supports the request for a special exception.

Respectfully,

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