

CAPITOL HILL RESTORATION SOCIETY

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

www.chrs.org • info@chrs.org

February 9, 2015

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

RE: BZA# 18920

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 Richard Parnell for variances to an accessory building to a height of 22 feet. As an alternative the applicant proposes a trellis to connect the house and the accessory building but does not count the trellis in the lot occupancy. The applicant also wants a special exception to increase the lot occupancy to 69%. The property is in a R-4 District at 750 9th Street, SE.

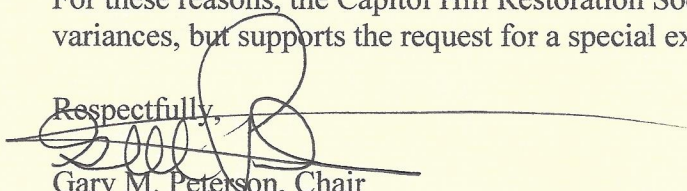
The applicant's property is a rectangular shaped lot, approximately 16 feet wide by 101 feet deep and contains 1614 square feet. The lot is very typical for the location. This lot and existing structure are no different than other lots and structures in the Capitol Hill Historic District and represent 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 22 feet.

Finally, in the alternative presented, the applicant has not presented any evidence that the Zoning Administrator will allow the trellis to not count against lot coverage. This is inconsistent with it counting as a structure to connect the two buildings and must be rejected. We oppose this alternative.

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