

CAPITOL HILL RESTORATION SOCIETY

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

www.chrs.org • info@chrs.org

March 9, 2015

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

RE: BZA# 18935

Dear Director Bardin

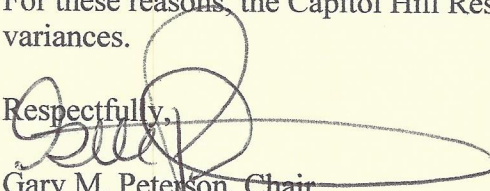
The Capitol Hill Restoration Society Zoning Committee at a meeting held on February 12, 2015 considered the above case. The case involves the application of Sonia Sweek for variances to an accessory building to allow a height exceeding 15 feet, to allow a second story to an accessory building, and to allow a lot occupancy to exceed 70%. The property is in a R-4 District at 515 7th Street, SE. The Committee voted unanimously to oppose the application

The applicant's property is a rectangular shaped lot and 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 reasons to qualify for the variances and has not met the burden a proof.

For these reasons, the Capitol Hill Restoration Society opposes the application for the variances.

Respectfully,


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