CAPITOL HILL RESTORATION SOCIETY
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BZA No. 16779
407 8th Street, SE
Square 902, Lot 34
Zone: C-2-A
Hearing Date: 10/16/01 AM

October 6, 2001

Board of Zoning Adjustment,
Room 210
441 4th Street, NW
Washington, DC 20001

The Capitol Hill Restoration Society *SUPPORTS* the above referenced application.

The Capitol Hill Restoration Society is a civic association with a current membership of over 950. The Society's interest district is defined in its bylaws and includes the premises involved in this application.

The Society supported an earlier application (BZA No. 16538) involving a two-story commercial structure on this site about a year ago. The Board approved that application on October 26, 2000. Subsequently, the Historic Preservation Review Board (HPRB) staff recommended that the second story be cantilevered over a six-foot wide easement along the northern lot line. The Society supported this recommendation because it will close the gap between the proposed building and the existing building to the north, thus greatly improving the street facades, and will do so in a historically conforming manner.

Since the Society enthusiastically supports the concept recommended by the HPRB staff, we also support the variances needed to carry it out

We also note that there is currently pending before the Zoning Commission a proposal for a zoning overlay which would include the subject site. The Society is a sponsor of the overlay proposal, which would increase allowable FAR to 3.0, all of which could be commercial.

Given these facts, we recommend that the requested variance relief be granted.

We are pleased to submit these views for your consideration.

Lyle R. Schauer
Zoning Committee Chair

BZA
Case No. 16779
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16779
EXHIBIT NO.28