CAPITOL HILL RESTORATION SOCIETY
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D.C. OFFICE OF ZONING
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14 November 2003

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

RE: BZA# 17079

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on 13 November 2003 considered the above case. The case involves the application of Mark Lee Phillips for a special exception to increase the number of sleeping rooms in a bed and breakfast from two to four or six at 417 A Street, S.E. The applicant and his attorney, Jeannine Rustad Zigner, appeared at the meeting and made a presentation to the Committee.

At the outset, let me state that the Committee found the request for four or six sleeping rooms unusual and treated the application as if it were for the greater number even though the structure only has four bedrooms that could be used for guests. After the presentation the Committee voted unanimously to oppose the application. The Committee found that the impact on the parking in the neighborhood is a potential problem that needs to be addressed by the applicant. The Folger Theatre, the neighborhood churches, and the nearby Pennsylvania Avenue commercial strip already burden the evening parking in the area. One solution to this problem would be for the applicant to agree to provide off street parking nearby. If two parking spaces in close proximity to the premises are provided, the Committee would support an increase to four sleeping rooms.

Respectfully,

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

CC: Jeannine Rustad Zigner, Esquire

BZA
Case No. 17079
Exhibit No. 48

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 48