CAPITOL HILL RESTORATION SOCIETY
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October 15, 2004

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: BZA# 17224

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on October 14, 2004, considered the above case. For the reasons noted below, the Committee voted unanimously to support the application.

The property involved in the proceeding is a 95,000 square foot lot located at the southwest corner of the intersection of Pennsylvania and Potomac Avenues, SE. The property was previously illegally improved by Father Flanagan's Boys Home. The applicant, JPI, proposes developing the lot by tearing down the illegal improvements and constructing a five-story mixed use residential building with a grocery store and other retail on the first floor. It is anticipated that there will be 256 residential units, 430 parking spaces and 52,538 square feet of retail.

JPI needs variances from the lot occupancy requirements and from the residential recreation space requirements. Because this is a mixed use project there is a conflict in the code between how much of the lot can be occupied by residential and how much by commercial. If this project were solely commercial, it could occupy 100% of the lot and if residential, 80%. Here, the lot occupancy at the ground level is 96% and 72% above the first floor, well within the limitations. Given the large size of the development, nearly an acre of recreation space is required (40,131 square feet) and JPI propose to provide an amount that is very adequate (22,550 square feet).

The zoning committee found that the property is an unusually large irregularly shaped property and that the strict application of the regulations would result in peculiar and exceptional practical difficulties. The committee believed that the relief can be granted without substantial detriment to the public good or the zoning regulations and recommends granting the application.

Respectfully,

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

BZA
Case No. 17224
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17224
EXHIBIT NO. 28