CAPITOL HILL RESTORATION SOCIETY
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May 4, 2005

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

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RE: BZA# ~~17332~~ 17332

Dear Director Kress,

The Capitol Hill Restoration Society (CHRS) Zoning Committee at a meeting held on April 14, 2005, considered the above case. The case involves the application of JPI Apartment Development LP (JPI) on behalf of Larry D. and Carol K Quillian for variances from the lot occupancy and residential recreation space requirements, to allow the construction of a 47-unit residential condominium at 1230 Pennsylvania Avenue, S.E.

The applicant, JPI, made a presentation at the meeting and the committee voted unanimously to support the application. The lot is irregularly shaped and saving and restoring the existing historic structure increases the irregularity even more. The lot is clearly unique. The unique size and the historic structure present practical difficulties to the JPI in the configuration of the buildings and location of the residential recreation space on the site. Finally, if this was a R-4 zone the applicant, by special exception, could increase the lot coverage to 70%. In this case, the proposed lot coverage is 63%. Therefore, the committee found that, in this particular case, the variances will not cause detriment to the public good and will not impair the integrity of the zoning plan.

This property has, along with 1229 E Street, S.E, been a troublesome property for many years and CHRS is delighted to have it restored and developed in this fashion. For these reason, we urge the Board to approve the application

Respectfully,

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

CC: Carolyn Brown, Esq.

BZA
Case No. 17332
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17332
EXHIBIT NO. 22