CAPITOL HILL RESTORATION SOCIETY
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November 10, 2005

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D.C. OFFICE OF ZONING
2005 NOV 14 PM 4: 29

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

RE: BZA# 17398

Dear Director Kress,

The Capitol Hill Restoration Society Zoning Committee at a meeting held on October 13, 2005, considered the above case. The case involves the application of Jason Lefebure, for a variance from the floor area ratio requirements and a variance from the rear yard requirements to allow the renovation of and third floor addition to an existing building for commercial use in the HS/C-2-A District at 510 H Street, N.E. The property is within the proposed H Street N.E. Commercial Overlay District – ZC Case No. 04-27.

The applicant made a presentation at the meeting and the committee voted unanimously to oppose the application. The applicant's property is a nearly regular shaped (19 feet by 87 feet) lot that contains 1,660 square feet. H Street is a mix of one, two and three story commercial buildings. The subject property is no different than any of the other properties along H Street and is not unique. 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. The lot is not unique for the purpose of obtaining a zoning variance, the applicant has no difficulty in complying in all ways with the zoning regulations, and the property can be put to sufficient economic use.

For these reason, we urge the Board to deny the application.

Respectfully,

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

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17398
EXHIBIT NO. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17398
EXHIBIT NO. 27

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