



CAPITOL HILL RESTORATION SOCIETY
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March 23, 2005

Clifford Moy
Acting Secretary of the Zoning Commission
Office of Zoning, Suite 210
441 4th Street, NW
Washington, DC 20001

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RE ZC Case # 04-27

Dear Mr Moy,

This is the written statement of the Capitol Hill Restoration Society (CHRS) concerning the proposed H Street Overlay CHRS agrees with the three sections in the proposed overlay the housing sub-district, the retail sub-district, and the arts sub-district. Except as noted below under parking, CHRS supports the design standards and guidelines

CHRS recommends that the proposed overlay be changed to correct the following

- 1 Gas stations There are current no operating gas stations within the proposed overlay district For this reason, section 1320 4(e) should be stricken and the phrase "after the effective date of this section" should be removed from section 1320.5(d)
- 2 Automobile accessory stores The prohibited uses section 1320 5 should have auto accessory sales added to it There is a current problem with people working on cars near the existing auto accessory store These need to be prohibited because they are not appropriate is such close proximity to a residential neighborhood
3. Fast Food Section 1320.4(c) should be clarified by stating that fast food restaurant or food deliver service must also meet the criteria of sections 733 and 734
- 4 Affordable housing Housing, especial affordable housing, is an important element of the proposed overlay Affordable housing requirements should be included. If necessary grant an extra 0 5 FAR for affordable housing
- 5 Parking All parking should be accessible from the rear only Section 1324 7 should be changed to reflect this
6. Preserving facades Section 1321 3, 1322 3, and 1323 4 should also include renovation and not just new construction that receives additional FAR for preserving facades

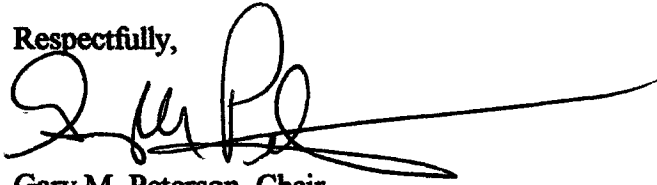
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District of Columbia

CASE NO. 04-27
EXHIBIT NO. 6

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With these amendments, CHRS recommends the adoption of the proposed overlay.

Respectfully,

A handwritten signature in black ink, appearing to read 'G. M. Peterson', with a long horizontal flourish extending to the right.

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