



CAPITOL HILL RESTORATION SOCIETY

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September 10, 2007

Sharon Schellin
Secretary to the Zoning Commission
Office of Zoning
441 4th Street, NW
Washington, DC 20001

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RE Zoning Commission Case No 04-33B

Dear Ms Schellin,

This is in response to the question about the Eighth Street Southeast (ES) Commercial Overlay District posed by the Zoning Commission in this case. The Commission asked whether the allowed height of 45 feet should be increased to 55 feet for those properties in the ES subject to inclusionary zoning (IZ)? This question was considered and rejected by the Capitol Hill Restoration Society (CHRS) Zoning Committee at a meeting on September 6, 2007. The Committee strongly believes that the allowable height should remain at 45 feet.

The ES applies to squares bounded by 7th, 9th, and M Streets and Potomac Avenue, S E. The overlay allows a height of 45 feet and an FAR of 3.0¹. The Commission rightly states that the 45 foot limit in the ES was to protect the historic gate to the Navy Yard. Not stated by the Commission in the proposed text amendment and possibly overlooked is that the ES has been added to the Capitol Hill Historic District. CHRS is not only interested in protecting the perspectives of the gate to the Navy Yard, but also the contributing structures in the Historic District. For this reason the maximum height of 45 feet should be kept.²

Respectfully,

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

ZONING COMMISSION
District of Columbia

CASE NO. 04-33B
EXHIBIT NO. 29

¹ C-2-A ordinarily permits a height of 50 feet and an FAR of 2.5.

² One solution to consider would be to hold the squares facing the Navy Yard to 45 feet and to return the squares on the freeway to 50 feet.