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October 16, 2018

Sara Benjamin Bardin
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: BZA#19864--526-528 8th Street, SE
Dear Director Bardin,

The applicant is proposing to build a three story commercial building on a vacant parking lot. He needs a special exception to provide 2 parking spaces instead of 4 and a variance to not provide for a loading berth. The Committee agreed with the applicant that providing more than two parking spaces was impractical and the loading berth was impossible. The lot contains 4,600+ square feet and is too small to provide a loading berth. The alley behind the lot is narrow and already congested. Residents with garages on the alley are opposed to more trucks using the alley. DDOT wants to remove the curb cut for the parking lot and has agreed to expand the existing loading zone that is partially in front of the lot.

The CHRS Zoning Committee heard this case at its meeting on October 13, 2018, and voted to support the application.

Respectfully,

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