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June 20, 2022

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

Re: BZA #20748 at 274 Kentucky Ave SE

Dear Ms. Bardin:

The Capitol Hill Restoration Society (CHRS)'s Zoning Committee voted to **oppose** the applicant's request for an **area variance** for lot occupancy requirements to construct a second story rear addition to an existing, attached, three story principal dwelling unit. The applicant is proposing to add an addition on the second level to include a screened porch, open deck, and stairwell leading down to existing grade which would increase lot occupancy to 80.2%. The applicants maintain that the pie-shaped property area creates an exceptional situation and practical difficulties due to lack of access at ground level in the rear. The test for granting an area variance is to prove that, because of the attributes of a specific piece property, the strict application of a zoning regulation would result in peculiar and exceptional practical difficulties to the owner of the property. The Committee believes that the applicant's reasons for requesting a variance do not meet the requirements for a variance and that the property owners are indeed able to use the rear area without the proposed addition.

The Committee notes that it would likely approve a special exception for stairwells from the second floor to the ground level, to improve accessibility from the ground level in the rear, if that addition were within the allowable 70% lot occupancy (lot occupancy is currently at 63% and non-conforming). The proposal has received several letters of support from neighbors. The BZA hearing is scheduled for July 6, 2022.

Respectfully,

Elizabeth W. Hague

Beth Hague, Chair
Capitol Hill Restoration Society
Zoning Committee

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202-714-9523

Board of Zoning Adjustment
District of Columbia
CASE NO.20748
EXHIBIT NO.29