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June 23, 2020

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

RE: BZA#20232—337 H Street NE

Dear Director Bardin,

The Capitol Hill Restoration Society Zoning Committee considered this case by email. This case is an appeal by ANC6C of the issuance of a Certificate of Occupancy (C of O) authorizing nonresidential use, retail convenience store, of 90% of the first floor in excess of the 0.5 FAR limit. There was an existing 1994 C of O for retail convenience store that was issued before the H Street Zoning was enacted. The retail use would ordinarily be grandfathered in for the new zoning but for the fact the property has been vacant since at least 2007, thus losing any grandfathered rights. The Committee voted to support the appeal agreeing that the C of O had been improperly issued.

Respectfully,

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

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202-352-0098

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20232  
EXHIBIT NO.21