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202-543-0425

March 3, 2020

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

RE: BZA#20190—653 8<sup>th</sup> Street, NE

Dear Director Bardin,

On Thursday, January 16, 2020, the Capitol Hill Restoration Society Zoning Committee considered this case. The Committee voted to oppose the application for a 4<sup>th</sup> unit and to support the other requests. The Committee strongly believes that the expansion is covered by Subtitle E Section 201.7 “An apartment house in an RF-1, RF-2, or RF-3 zone, whether existing before May 12, 1958, or converted pursuant to the 1958 Regulations, or pursuant to Subtitle U §§ 301.2 or 320.2, may not be renovated or expanded so as to increase the number of dwelling units unless there are nine hundred square feet (900 sq. ft.) of lot area for each dwelling unit, both existing and new.”

In this case the applicant is taking an existing apartment building and renovating to expand from 3 to 4 units without having 900 square feet of lot area per each dwelling unit. The C of O, Exhibit 12, shows that it is an “Apartment Building 3-Units.” OP’s memorandum on page 3 agrees, “The subject building has already been converted to an apartment house.” Neither OP nor the applicant addresses the requirements of 201.7.

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202-352-0098

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20190  
EXHIBIT NO.58

Finally, the section cited by OP Subtitle U, Section 320.3 applies to the "Conversion of a non-residential building---". As has already been demonstrated the property already is an apartment building, no conversion is taking place.

Respectfully,

A handwritten signature in blue ink, appearing to read "Gary M. Peterson", with a long horizontal flourish extending to the right.

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