

Proof of Variances

732 15th St. SE, Washington, DC 20003

December 6, 2010

Board of Zoning Adjustment
District of Columbia - Office of Zoning
441 4th St. N.W. Ste. 200-S
Washington, D.C. 20001

Regarding: 732 15th St. SE, Washington, DC 20003
Zoning C-2-A
Request for Area Variance and Parking Relief

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D.C. OFFICE OF ZONING
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Dear Sir / Madam,

On behalf of the property owner of 732 15th St. SE, Washington, DC 20003, I am writing to request two variances for the above property..

1- Area Variance

The property is a One-Story masonry structure currently used as a Laundromat for commercial use. The Owner intends to convert it into a Three-Story residential use as a matter of right, as allowed by the Zoning Regulations. The new proposed addition on the upper floors will be in full compliance with the Zoning Regulations in regards to the Lot Coverage (60%), Building Height 50' max., and F.A.R up to 2.5. The existing structure occupies 68.8% of the lot. The Lot Area consists of 2,616 sq. ft. Existing building footprint is 1,800 sq. ft. (20' wide by 90' deep). This lot coverage (68.8%) is allowed for commercial use (up 100% of lot coverage) but it exceeds the allowed amount by 8.8% for residential use.

2- Parking Variance

There are no parking spaces available for this site and I understand that the requirements are 1 space for every two units totaling 3 required spaces.

We would like to apply for the area variance and the parking relief for the following reasons:

- The existing structure is a unique masonry building, with certain architectural appeal and brick details that is nicely situated on the lot to provide ample rear yard green space. The lot coverage in excess is under ten percent (8.8%) – not substantial, and so we would like to maintain the original footprint as a key factor for maintaining the existing architectural character of the building and its relation to the adjacent structure.

Scaling down the existing footprint, would mean removing 12' from the existing building. The use change only allows for 60% lot coverage, the proposed plans call for a 3 level addition which would maintain the 60% coverage. Only the existing ground floor would remain as-is, over the allowed coverage by 8.8%. The partial removal of the structure and remediation will cause a

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18174

EXHIBIT NO. 4

PGN Architects, PLLC
210 7th St. SE, Suite 201
Washington, DC 20003

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great hardship. The integrity of the existing structure and systems, including foundations, masonry walls, roof and plumbing will be compromised. It will affect the adjacent neighboring structure and likely to cause undue structural distress. In addition, the physical characteristics of the property are limiting. The front of the property is only 20 feet wide.

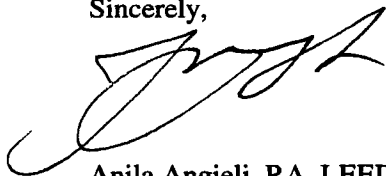
- In terms of parking, there is no legal access to the rear of the building for cars and the width of the rear is too small for parking. Currently, there is no parking provided. With only 5 units being added and considering the current use as Laundromat, the exclusion of parking should not impact the neighborhood. In fact, the occupancy of 5 new residential units will be less than the current occupancy of the Laundromat.

In support of the parking relief, this property is located less than 500 feet away from the Potomac Avenue metro station and several metro bus routes, including a bus stop directly across the street. In addition, it is located on near Capitol Bike trail and within walking distance to 3- Bicycle Sharing Program locations. This property has access to multimodal transportation, which contributes to the sustainable design, as encouraged and credited on other similar green developments.

- Granting this application will not be of substantial detriment to the public good. In my opinion, keeping the existing footprint will have the least environmental impact and the addition of the residential units will give a positive contribution to the safety, sense of community and the public good.
- Granting this application will be consistent with the general intent of the Zoning Regulations and the Comprehensive plan. As stated above, the new addition on the upper floors will be in full compliance.

Please do not hesitate to contact me with any questions. Your considerations would be greatly appreciated!

Sincerely,



Anila Angjeli, RA, LEED AP
Studio Director
PGN Architects, PLLC
(202) 822-5995 x:37

a.angjeli@pgnarchitects.com