

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of Lincoln-Westmoreland Housing
ANC 2C

BZA Application No.
Hearing Date:

2010 DEC 20 AM 11:54

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APPLICANT'S STATEMENT OF EXISTING AND INTENDED USE

This is the application of Lincoln-Westmoreland Housing ("LWH" or "Applicant") for variance and special exception relief. The property that is the subject of this application is 1710-1730 7th Street, NW (Square 419, Lots 846 & 847) (the "Property"). The Property is included in the ARTS/C-2-B Zone District. A Surveyor's plat is attached as Exhibit C, and a portion of the District of Columbia Zoning Map is attached as Exhibit D.

The Property is rectangular in shape and contains approximately 38,072 square feet of land area. Lot 847 is owned by LWH, and Lot 846 is owned by the Washington Metropolitan Area Transit Authority ("WMATA").¹ The Property is bounded by 7th Street to the west, R Street to the south, a public alleyway to the west, and a mostly vacant lot owned by the District to the north. The Property contains a 108-unit affordable apartment building. A surface parking lot is immediately to the south of the existing building. The small WMATA-owned Lot 846, surrounded on three sides by Lot 847, is unimproved and contains only an exhaust shaft for the Shaw – Howard University Metro station. The Applicant is pursuing this application with the consent of WMATA.

The Applicant will create two record lots from the existing Property: one will contain the existing apartment building (this lot will be approximately 24,889 square feet) ("Lot 1"), and one will include a new, smaller apartment building (this lot will be approximately 13,183 square feet) ("Lot 2"). The proposed subdivision is included in Exhibit E. Lot 1 will be the northern portion of

¹ Both parties have signed an application form and a Self-Certification form.

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the Property. Lot 2 will be the southern portion of the Property where much of the parking for the existing building is located. Lot 2 will include the WMATA-owned lot.

The proposed new building will be located immediately to the south of the existing building on Lot 2. Photos of the Property and plans of the proposed new building are included in Exhibit F. The new building will contain 50 – 60 affordable units and approximately 53,980 square feet of gross floor area. It will rise to a height of 79 feet and will not have a rear yard. Though 20 parking spaces are required, it will provide 14 spaces. The only loading provided will be a 20-foot loading space. The penthouse will be taller to its north, against the existing building, and this will contain the elevator overrun.

Some of the off-street parking for the existing building will be depleted when the lot is subdivided. At that time, the existing building will provide only 25 spaces when 36 are required. Also, the existing building will be on a smaller lot than now. This smaller Lot 1 will render the existing apartment building nonconforming as to FAR; the FAR of the existing building on Lot 1 will be 4.41.

In order to make this all-affordable residential project possible, the Applicant requests that the Board of Zoning Adjustment (the "BZA" or the "Board") approve variances from the following Sections of the Zoning Regulations: the height limitation in Sections 770.1 & 2604.2; the FAR limitation in Section 771.2; the rear yard requirement in Section 774.1; the off-street parking requirements in Section 2101.1; and the off-street loading requirements in Section 2201.1. In addition, pursuant to Section 411.11 of the Zoning Regulations, the Applicant requests that the Board approve a special exception for a penthouse that is comprised of walls of varying heights.

EXHIBITS

EXHIBIT A	Application Forms, Self-Certification Forms, and Letters of Authorization
EXHIBIT B	Applicant's Statement of Existing and Intended Use
EXHIBIT C	Surveyor's Plat
EXHIBIT D	Portion of Zoning Map
EXHIBIT E	Proposed Subdivision of Property
EXHIBIT F	Architectural Plans and Elevations, including Photos of Property
EXHIBIT G	Property Owner List

Respectfully submitted,


Allison Prince


Cary Kadlecek