

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

Application of Willco Residential Development

BZA Application No.

ANC 2E

Hearing Date:

2011 AUG 12 PM 4:06

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APPLICANT'S STATEMENT OF EXISTING AND INTENDED USE

This is the application of Willco Residential Development for special exception and variance relief to allow the construction of a 3 level plus mezzanine building. The property that is the subject of this application is along Grace Street NW (Square 1188, Lot 0122) . The Property is included in the W1 Zone District. A Surveyor's plat is included in the submission of drawings, and a portion of the District of Columbia Zoning Map is also included.

The Property is located in the Georgetown neighborhood of Ward 2. It is rectangular in shape and contains approximately 2,179 square feet of land area. The Property is located at the southeast corner of Cecil Place and Grace St, NW. It is bounded by a 4 level residential building to the east, a three-story residential building to the west across Cecil Place, a 3 level commercial building to the north across Grace Street, and a seven foot wide public pedestrian alley to the south and then a series of single family (2 level) rowhomes.

The Property is vacant and serves as a storage lot. It is currently occupied by several cars and a dumpster. The Property is included in the Georgetown Historic District.

The surrounding area is a mix of residential, commercial, and mixed uses. The properties along the same side of the block are moderate density residential or mixed-use structures, with an apartment building occupying the east end of the block along Grace St, NW. The buildings directly across Grace Street are mostly moderate commercial structures. Within the same square as the Property are medium-density apartment buildings, offices, and moderate density residential buildings.

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The proposed project will add a 3 level plus mezzanine residential project with 7 residential units. The project will occupy 80% of the lot coverage but will maintain a setback of 8 feet for the existing residential property located to the east. The setback of 8 feet will provide air and light for the existing at risk windows located on the façade of that existing building. The residential units will be on the first, second and third floors. The mezzanine will provide sleeping lofts for the residential units on the third floor. The new building will have a height of 45 feet and an FAR of 2.5. The project will not provide parking for the residential units on site. The building will have a rear yard of 8 feet with the required rear yard being 12 feet.

In order to make this residential project possible, the Applicant requests that the Board of Zoning Adjustment (“BZA” or “Board”) approve a variance for the rear yard required under Section 933.2 of the Zoning Regulations and a variance from Section 2101.1 for the four required spaces.

This application satisfies the three required elements for area variance relief from Sections 933.2 and 2101.1. The Property is unique because it is a long and very narrow lot for the use which is proposed. The lot is 37.51 feet wide and 72.51 feet long. When the width of a required rear yard is subtracted from the lot width, there would be insufficient room to construct reasonable apartment units. With a height of 45 feet and FAR of 2.5, the proposed project will be similar in height and massing to the adjacent properties.

Complying with the Zoning Regulations with respect to the rear yard and parking requirement would create a practical difficulty for the Applicant. Because of the long and narrow configuration of the lot, and a depth of only 72 ft, underground parking is not practical. The ramp required would extend almost the length of the property and at best 1-2 parking spaces could be provided underground. It is not practical for that amount of construction for only two parking

spaces. Parking on site is not possible either. The required drive aisle of 20 feet would take up the entire lot, as the lot is only 37 feet wide, leaving only 17 feet for construction of the building. Without the proposed relief from the rear yard requirement of 12 feet to 8 feet and the parking requirement, the project would not be feasible.

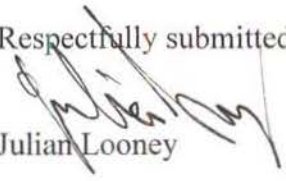
Finally, the requested variance relief would not be detrimental to the public good or the Zone Plan. The proposed residential use will be compatible with the neighboring buildings, and the Applicant designed the project to be harmonious with the surrounding neighborhood. The proposed rear yard relief will not adversely affect the Zone Plan, will not create an overly imposing building, and will still provide ample light and air to the Property adjacent as a result of the setback of 8 feet. The lot is currently vacant and used for storage and the addition of a 7 unit residential project is constant with the zone plan. Even though the provided parking will not be on the property, the owner will provide garage access for 2 years for new residents and a 1 year membership to the Capitol Bike Share program.

Because of the foregoing reasons, the Applicant satisfies the criteria for special exception area variance relief and respectfully requests that the Board approve this application.

EXHIBITS

EXHIBIT A	Application Form, Self-Certification Form, and Letters of Authorization
EXHIBIT B	Applicant's Statement of Existing and Intended Use
EXHIBIT C	Architectural Plans and Elevations, including Photos of Property

Respectfully submitted,


Julian Looney

Cc:

Gary Cohen Willco Residential/Owner