



# FORD

& ASSOCIATES, LLC.

Vincent L. Ford, President

|                                                          |
|----------------------------------------------------------|
| Building Code<br>& Use Analysis                          |
| Inspections                                              |
| Plan Preparation                                         |
| 3 <sup>rd</sup> Party Plan Review<br>& Inspection (CECA) |

January 18, 2012

TO: Board of Zoning Adjustments

FROM: Vincent L. Ford *[Signature]*  
Agent for Applicant  
Benson D. Medley  
Applicant

RECEIVED  
D.C. OFFICE OF ZONING  
2012 JAN 26 PM 2:24

SUBJECT: VARIANCE, Request an increase in the number of apartment units from three (3) units to four (4) units on Lot #100, Square #2616, known as 1865 Newton Street, NW, having less than the required lot square footage stated in Zoning Ordinance, Subsection 401.11.

The building is located in the Mount Pleasant area of Northwest. The area was originally known as the Village of Mount Pleasant and was one of the District of Columbia's first suburbs. There are many remaining large single-family houses that were constructed in the late 19<sup>th</sup>-century. Many rowhouses and small apartment buildings were built between 1900 and 1925. New housing developments and renovated housing in the area have been in keeping with the designated R-4 Zoning, moderate density.

The new and current property owner extensively renovated the building and grounds in 2009 after being vacant and neglected for approximately twenty-years. The first and second floors of the two-story plus basement single-family building were converted to three dwelling units. The building received the Certificate of Occupancy for an Apartment Building for 3-Units on January 25, 2010. The basement had also been renovated. At the time of the renovation, a four (4) space-parking pad was constructed to zoning requirements in the rear of the property. The parking pad is accessible via a public alley that has two entry/exits.

The front of the building has a brick façade with an open porch located at the first floor level. The stair to the entry to the proposed basement unit is located to the right of the main entry and terminates below the front porch. The rear of the building has a stucco façade. An entry to the proposed basement unit is located at the rear of the building. The building's present and proposed floor area is 2,470 Square Feet. The depth of the rear green area of the lot is 32 feet.

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18350

EXHIBIT NO. 4

2913 CHEVERLY OAKS CT. CHEVERLY, MD 20785  
301-341-1906  
Fax 301-341-3463  
vincentl.ford@verizon.net

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18350  
EXHIBIT NO. 4

**The applicant is seeking a variance from Subsection 401.11 of the Zoning Ordinance to increase the number of dwelling units in the existing building from three (3) units to four (4) units:**

The improved lot has a total area of 3,250 square feet. The Zoning Ordinance requires a minimum 3,600 square feet. The lot has 350 square feet or 9% less land than required. The proposed fourth unit will be a bachelor apartment. The bachelor unit will have a sleeping area, not a bedroom. The unit will have a gross floor area of 818.75 square feet. There will be no changes to the exterior of the building. The interior of the proposed unit will receive a sprinkler system. The site has 4 – 9 feet by 19 feet paved parking spaces. There are two multi-family buildings just outside of the 200-foot radius that have more than four units, one building located 19<sup>th</sup> Street & Ingleside Terrace, NW and in the 1800 Block of Newton Street, NW.

Granting the requested variance will not be a detriment to the character of the neighborhood. The proposed unit is within the existing perimeter walls of the building; there will be no changes to the exterior of the building; the unit will provide affordable housing where it is needed; the use of the building continues to meet the intent of the R-4 Zone.

RECEIVED  
D.C. OFFICE OF ZONING  
2012 JAN 26 PM 2:24