



## Proof of Variances

257-261 Warren St NE, Washington, DC 20002

May 18, 2012

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

Regarding: 257-261 Warren St. NE,  
Washington, DC 20002  
Zoning R4  
Request for Area Variance

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Dear Board,

This request is for an area variance for 257-261 Warren St NE. This property is currently three empty lots 135, 136, and 137 in square 1033. We are proposing to subdivide the three lots into two lots; however, we are required by the zoning regulations in section 401.3 to have a minimum lot area of 1800 sf and a minimum lot depth of 18 sf. We currently do not meet this requirement – our lot areas after the subdivision are 1,409 sf for lot 137 and 1,425 sf for lot 135. Our lot width is 16.75 sf. We seek an area variance for section 401.3 as we propose to subdivide three lots into two lots, develop two (3) story flats with English basements on each lot for total of 2 flats per property, within a lot area less than 1,800 sf and a lot width less than 18 sf. Our proof of variance is as follows:

1. The site is unique. The lots are smaller than the surrounding lots due to the public alley that defines the northern and eastern boundaries - notable, these lots are on the corner. The public alley cuts into the lots' area significantly to allow for a vehicle to get a proper turning radius. Also, there is another tiny public alley directly behind the lots that requires extra space for vehicles. If lots 135, 136, and 137 were the same size as the other lots in the center of square 1033 and the center of the public alley, the lot areas would be much closer to 1800 sf when subdivided. Also, the lots are narrow - 11 feet wide individually. If the site is developed as (3) lots, construction of code compliant stairs, doors, and overall egress would be in question. The most logical division of the site is into two lots with (2) three story flats with English basements. The width is only slightly less than 17' feet. This keeps in the spirit of the zoning regulation. The site is too small and confined, and the lots are too narrow to comply with the Zoning Regulations.

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18413  
EXHIBIT NO. 4

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Washington, DC 20003

<sup>1</sup>Board of Zoning Adjustment  
District of Columbia  
CASE NO.18413  
EXHIBIT NO.4



2. Granting this application will not be of substantial detriment to the public good. In fact, this site was already approved under application No. 15110 in May of 1989. The surrounding community was supportive of the proposed project as presented. They believed building two row houses on these lots would help improve the neighborhood. Neighbors noted that in the past the vacant lot attracted all sorts of trash and garbage.

3. Granting this application will also be consistent with the general intent and purpose of the Zoning Regulations and Map. The proposal of two subdivided lots with two flats and English basements in each is consistent with the zoning map.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julian Looney'.

Julian Looney  
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