

APPLICANT: 3579 Warder Street LLC
PROPERTY: 1221 Otis Place, NW

Preliminary Burden of Proof Statement

3579 Warder Street LLC (the "Applicant") seeks zoning relief at 1221 Otis Place, NW (the "Property") to convert a two-story, 11 bedroom rooming house to a three-story, four-unit apartment building (the "Project"). The Project does not meet the requirements of the zoning code with respect to lot area. For the following reasons, zoning relief should be granted:

1. Exceptional Situation or Condition

The Property is unusual and affected by an exceptional situation and condition as a result of a confluence of factors, including but not limited to the existing structure's prior use as a boarding house. The existing structure, in a deteriorated condition due to extensive time as a vacant property and the prior owners' failure to maintain the premises, requires significant investment to be marketable.

2. Practical Difficulty

Strict application of the zoning regulations with respect to lot area would result in practical difficulty to the Applicant. The existing structure has a lot area of 1800 sq. ft. and two units. With a lot area requirement of 900 sq. ft. per dwelling unit, only two units are permitted as a matter of right. In light of the extensive renovations required, a four unit structure is required to be a financially feasible project. Thus, strict application of the zoning regulations, which would prevent the additional units, constitutes a practical difficulty on the Applicant.

3. No Substantial Detriment to Public Good or Inconsistency with Zoning Plan

Granting the zoning relief requested is not inconsistent with the general intent and purpose of the Zoning Plan. By converting this vacant property to a beneficial, residential use, the public will benefit from the improvement over the existing state of disrepair. In addition, the density would decrease from an 11 bedroom boarding house to a four unit apartment building. The proposed project adequately balances the zoning regulations goals of protecting existing properties in the neighborhood and modernizing a vacant, underutilized property.

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