

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

Application of Valor 1350 Maryland LLC
ANC 6A

BZA Application No.
Hearing Date:

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APPLICANT'S STATEMENT OF EXISTING AND INTENDED USE

This is the application of Valor 1350 Maryland LLC ("**Valor**" or "**Applicant**") for variance and special exception relief. The property that is the subject of this application is 1350 Maryland Avenue, NE (Square 1027, Lots 141, 142, 143, & 849) (the "**Property**"). The Property is included in the HS-A/C-3-A 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 irregular in shape and contains approximately 20,051 square feet of land area. The Property is bounded by commercial properties to the north, Maryland Avenue to the south, 14th Street to the east, and a public alley and a commercial property to the west. The Property is partially unimproved and partially improved with garages.

The Applicant plans to construct a new residential building with underground parking on the Property. Photos of the Property and plans of the proposed new building are included in Exhibit E. The building will contain 84 dwelling units. The building will be five stories and 61.5 feet tall. The underground garage will contain 43 parking spaces. The ceiling of the underground parking garage will be approximately four feet above the adjacent sidewalk grade, and some parking spaces in the parking garage will abut the property lines along Maryland Avenue and 14th Street. Except for the relief requested, the building will comply with the Zoning Regulations.

The Applicant requests that the Board of Zoning Adjustment (the "**BZA**" or the "**Board**") approve a variance from Section 2116.12 of the Zoning Regulations (setback of parking spaces

in a structure). In addition, pursuant to Section 1320.4(f) of the Zoning Regulations, the Applicant requests that the Board approve a special exception for a new building on a lot with more than 6,000 square feet of land area.

This application satisfies the requirements for variance relief. The site is uniquely shaped, which cause a practical difficulty in designing the underground parking structure. Setting the parking spaces back 20 feet from the Maryland Avenue and 14th Street property lines would result in insufficient parking and considerable design challenges with the ramps and aisles. There would be no impact from this relief because the first parking level is above grade by only approximately four feet, and the spaces would not be visible from the exterior. Thus, the relief would not impair the purpose or intent of the Zoning Regulations or Map.

Also, the proposed residential building will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The project will fully comply with the design requirements of the H Street Overlay and the special exception standards in Section 1325. The building will be consistent with the guidelines of the H Street NE Strategic Development Plan; will enhance the urban design features of the neighborhood; will incorporate safe and efficient vehicular access and egress; will not adversely affect nearby parking and traffic conditions; and will not create objectionable noise.

EXHIBITS

EXHIBIT A	Application Form, Self-Certification Form, Fee Calculator, and Letter 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

Architectural Plans and Elevations, including Photos of Property

EXHIBIT F

Property Owner List

Respectfully submitted,
GOULSTON & STORRS, P.C.

A handwritten signature in black ink, appearing to read "Allison Prince" followed by a stylized flourish.

Allison Prince

A handwritten signature in black ink, appearing to read "Cary Kadlecek" followed by a stylized flourish.

Cary Kadlecek