

E. A detailed statement explaining how this application meets the specific test identified in the Zoning Regulations for Use Variance.

1. The physical Characteristic of the property:

A. Makes it difficult for the owner to use the property in compliance with the Zoning Regulations.

The current alley access to the property is 5'-8" and does not allow for a vehicle to enter the rear of the property.

2. Granting the application will not be of substantial detriment to the public good – traffic, noise, etc.

The current alley access to the property is 5'-8". A car cannot fit onto the property. The property is located with-in walking distance to several major bus lines located on Columbia Road and 14th Street that provide direct access to the Red Line and Green Line Metro.

Along with public transportation the property is surrounded by more than 10 ZipCar rentals and numerous Capitol Bike share locations.

The applicant is seeking that the 4 required parking spaces be waived.

3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

The properties located along the alley have sufficient access if not semidetached garages that allow for the required parking on each private property.

The property located at the rear of 1469 Harvard Street, NW has already been granted a Use Variance for 100% of their required parking – case #17930 in 2009.

RECEIVED
D.C. OFFICE OF ZONING
2013 MAR 14 PM 11:16
ca

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18563

EXHIBIT NO. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.18563
EXHIBIT NO.5