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Property 4301 16th Street, NW Washington DC
Petitioners Andrea and Laurence O. Gibbons

Statement

Andrea and Laurence Gibbons pursuant to paragraph 8207.11 of the zoning regulations, for variances from lot area (subsection 401.3) to construct a new dwelling in a R-1-B district at 4301 16th St., NW (Square 2698, Lot 37).

The site known as premises 4301 16th St., NW is located on the North east side of 16th Street, NW.

The site sits on the corner of 16th and Varnum Street. It is 92.95 feet wide, rear yard is 41.65 feet, side yard is 8.84 feet. A 15 foot alley is located in the rear of site.

The site existed as a separate lot of record on May 12, 1958 the effective date of the current zoning regulations.

The applicant has owned and occupied the adjacent premises at 4303 for 30 years.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18622

EXHIBIT NO. 5

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The property is surrounded by the St. George Antiochian Orthodox Christian Church. They church just completed an addition of a meeting center and resurfacing their parking lot. The entire block facing 16th street belongs to the church, 4303 16th Street, and 4305. The block is made up of the church, rectory, parking lot, row houses and one single family home, 4303 16th St., NW.

Pursuant to paragraph 8207.11 of the Zoning regulations, the applicants are seeking area variances from the lot area to construct a single family home.

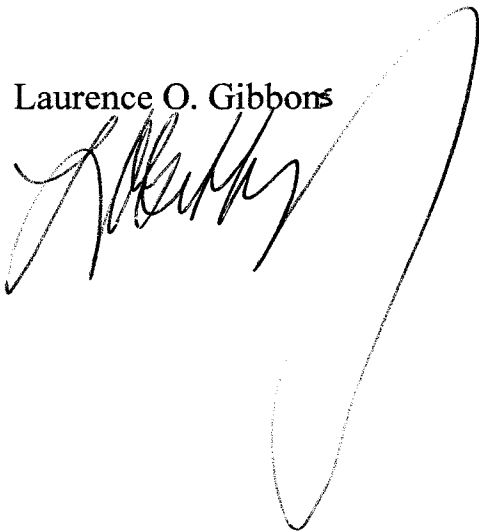
The proposed structure will be 22.6 Feet wide and 47.9 Feet deep.

All the lots in the area are of comparable size to the subject lot. The are improved with structures similar in dimensions to the proposed lot.

The size of the lot is particularly small and nonconforming by nature.

Date: 6/3/2013

Laurence O. Gibbons

A large, stylized handwritten signature in black ink, likely belonging to Laurence O. Gibbons, positioned below his name.

Andrea S. Gibbons

A handwritten signature in black ink, likely belonging to Andrea S. Gibbons, positioned above her printed name.