

Detailed Statement – Specific Tests

Variance relief is requested from lot occupancy to allow for use as an indoor cycling exercise studio conversion with no alteration to building exterior and minimum alteration to interior including the addition of two (2) showers to existing bathrooms.

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1. The Physical characteristics of the property:
 - a. Property is unique due to the shape at the time of original zoning regulation adoption. The subject two-story property is rectangular in shape and is located at the intersection of 4th and V streets N.E. The subject property is approximately 54 ft. in length and 22 ft. in width and abuts a block of row houses. These dimensions make the subject property the largest such structure in the immediate area. The physical characteristics, current configuration (including electrical, HVAC, plumbing, etc.) of the property as compared to neighboring properties make the property unique and difficult to use as a residence. Additionally, while the property has two floors each floors is configured as a separate unit with separate entrances, which presents "unique occurrence within the square."
 - b. The uniqueness in connection with zoning regulations result in a peculiar and exceptional practical difficulties to the owner in that the current physical configuration of the existing building including the interior design (open space plan on first floor) precludes its conforming use for a flat, single family residence, church, or public school without major alteration/modification, renovation and exorbitant expense to the owner. The physical configuration of the subject property (inside and out) is adequately suited for the purpose intended (with minimum interior alteration).
2. Granting the application will not be of substantial detriment to the neighborhood - i.e. traffic, noise, lighting, etc. because given the proposed use additional lighting is necessary. Moreover, the property is conveniently located to the Metro, the local bike trail, and bike share program. It is anticipated that the majority of the patrons would be using alternative modes of transportation including walking to the facility.
3. Granting the application will not be inconsistent with the purpose or purpose of the Zoning Regulations and Map.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18629

EXHIBIT NO. 5

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The intended use of the subject property is for a boutique type indoor cycling exercise and training center, the public good will be enhanced. The proposed use would result in the occupancy of an otherwise vacant structure, which will be used to promote physical fitness in an evolving community and to the public at large. Additionally, granting relief will not substantially impair the intent, purpose, and integrity of the zone plan in that the relief sought will provide the evolving community and the public with the convenience of an alternative recreational outlet in the community.

In as much as the general intent or purpose of the zoning regulation and map includes the provision for community-based facilities, granting the application will be consistent with said intent.