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REQUEST FOR AREA VARIANCE

The premises, located at 4415 Bowen Road SE Washington DC 20019, owned by Pimento Grill Inc. includes an existing building structure spanning the entire building site area which now has been subdivided into two record lots, 177 and 176. While the lots now have to be physically separated as per Building Code, the configuration of the existing structure spanning both lots presents a structural hardship. Constructing the appropriate 2-3hr. fire separation party wall on property line while maintaining the structural integrity of building fabric between both properties especially at the roof level poses structural, as well as an economic challenge to the owner. With this consideration in mind, the owner is challenged to approach the development of both properties simultaneously, therefore the owner is seeking area variances to both properties to allow for allowable development and renovation of the existing building in order to relocate and expand the existing Pimento Grill restaurant into lot 177 and to develop lot 176 to include an internet café house and a yoga establishment all to be included as follows: See Exhibit A and Exhibit B.

Lot 177 - Existing Ground Floor level-----Pimento Grill Restaurant

Proposed First level-----Storage, Roof deck / Bar.

Lot 176 - Existing Ground Floor level-----Internet Café House

Proposed First Floor Level-----Yoga Fitness Center

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18635

EXHIBIT NO. 4

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The site is located within a uniquely situated subdivision that contained 8 lots and bordering Bowen Road, the intersection of Bowen and Southern Avenue, Ridge Road and the District of Columbia and Prince Georges County line, Southern Avenue.

This parcel and intersection presents a unique opportunity for appropriate neighborhood developments aimed to improve the economic base and physical character of the District of Columbia southern boundary and would serve as a gateway to both counties.

The Building site is located between Bowen Road SE to the north, through access to the east connecting Bowen and Southern avenue on the South and adjoining property to the west. The site is zoned C I, designated for community and neighborhood business including retail establishments, restaurants, and bakeries.

Consistent with the existing zoning regulations the proposed use and development of the said lots 177 and 176 will serve to promote the general intent of the regulations.

It is expected that the proposed development will serve the neighborhood community, providing a place for formal dining, relaxed study, and health / fitness center.

It is also expected, that the bulk of patrons the development would attract would come from the community, it is also expected that these patrons would walk to the development, therefore, the development should not negatively impact existing parking or traffic pattern.

As a matter of right, allowable building height is 40ft. maximum, 3 stories with FAR of 1. The current ratio of the existing building to land area is .85. Owner is requesting an area increase of .85.

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ZONING INFORMATION:

Square 5365, lot 177

Zone :	C-1
Allowable Height:	40ft., 3 stories
FAR:	1
% OF Lot occupancy	60%
Rear Yard	20ft
Side Yard	None Required
Front Yard	None Required
Site Area	2,555. Sq. Ft.

ZONING INFORMATION:

Square 5365, lot 176

Zone:	C-1
Allowable Height:	40ft., 3 stories
FAR:	1
% OF Lot occupancy	60%
Rear Yard	20ft
Side Yard	None Required
Front Yard	None Required
Site Area	1,910 Sq. Ft.

EXISTING SITE CONDITIONS

Square 5365 lot 177

Zone:	C-1
Existing Building Height:	18ft. (Including Parapet Wall)
FAR: (Existing Building)	.80
% OF Lot occupancy	80%
Rear Yard	None
Side Yard	None
Front Yard	None Required
Site Area	2,555 Sq.Ft.

EXISTING SITE CONDITIONS

Square 5365 lot 176

Zone:	C-1
Existing Building Height:	18ft. (Including Parapet Wall)
FAR: (Existing Building)	.80
% OF Lot occupancy	80%
Rear Yard	None
Side Yard	None
Front Yard	None
Site Area	1,910 Sq.Ft.

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PROPOSED

Square 5365 lot 177

Zone:	C-1
Proposed Height Increase:	17ft. (Including Parapet Wall)
FAR:	1.6
% OF Lot occupancy	90%
Rear Yard	None
Side Yard	None
Front Yard	None
Site Area	2,550 Sq.Ft.

PROPOSED

Square 5365 lot 176

Zone:	C-1
Proposed Height increase:	17ft. (Including Parapet Wall)
FAR:	1.6
% OF Lot occupancy	90%
Rear Yard	None
Side Yard	None
Front Yard	None
Site Area	1,910 Sq.Ft.

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