

Applicants Statement

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D.C. OFFICE OF ZONING
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REAR YARD SETBACK:

The subject property is located between commercial lots. These commercial lots have no rear yard setback causing the subject property yard to be walled in by these structures. Furthermore, due to the size and location of the rear yard as well as it being a concrete pad, makes the area unusable in any fashion other than storage.

There is currently a pedestrian alleyway that runs along side the property that has access to the subject properties rear yard. We propose no change to access to the alleyway other than a doorway from the alleyway entering into the proposed storage area.

The proposed structure does not hinder or impede existing doors or windows and allows for sufficient light and air. Furthermore it does not infringe on the expected privacy of others as there are no windows and the structure is 1 story.

PARKING:

- (a) The subject structure is in a commercial district and the proposed work is to add storage to the existing building.
- (b) The maximum number of employees is currently 3. The proposed project does not increase the number of employees.
- (c) The amount of traffic congestion would not increase if the project were permitted. The project is for storage only not to increase retail space or work space.
- (d) An adequate amount of parking is currently available and this project does not change the amount of parking required.
- (e) The subject property is currently located within 800' of a Metro Station.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18661

EXHIBIT NO. 3

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EXHIBIT NO.3