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Detailed Statement explaining how this application meets the specific tests
identified in Zoning regulation under section 3103.5 for
1362 H Street NE Washington DC 20002

The application for area variance for 1362 H Street NE Washington DC 20002 would be to extend the existing building towards the rear property line/alley. By extending the building this will allow the owners to build-out more square footage taking the FAR from 1.5 to 2.0 because of the exceptional narrowness and shallowness of the property. This will also allow the owners to build a safer structure for the patrons of the bar and lounge. This will allow the new addition to be built to code with necessary ways of egress. Extending the building to the property line will not be a detriment to the public good, will not impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. This request is being made under section 3103.5 (A) "Requirements that affect the size, location, and placement of buildings and other structures such as height, floor area ratio, lot occupancy, yard width and depth, and minimum court size."

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18694

EXHIBIT NO. 5

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