

FORMAL REQUEST **FOR CURRENT RESIDENTIAL PROPERTY ZONING** **CHANGE TO ALLOW USE AS PARKING FACILITY**

REQUEST

SQUARE 333, LOT 36 IS LOCATED ON 11TH STREET IN NORTHWEST WASHINGTON, DC. AND IS 90 FEET FROM 11TH STREETS INTERSECTION WITH HISTORICAL, AND, REVITALIZED U STREET. WHILE IN YEARS PAST RESIDENTIAL HOUSING PROBABLY EXISTED, THE LOT IS CURRENTLY VACANT AND THE PROPERTY IS CURRENTLY ZONED R-4 (SEE NOTE BELOW).

HOWEVER, FOR THE LAST 20 YEARS OR MORE THE PROPERTY HAS SERVED AS A PARKING LOT FOR OWNERS OF LOCAL BUSINESSES, AND CUSTOMERS OF THE CURRENT OWNER , INDUSTRIAL BANK OF WASHINGTON.

OUR REQUEST IS TO BE ALLOWED TO CONTINUE THE HISTORIC USE AS A TENANT MANAGED COMMERCIAL PARKING LOT SERVING THE PUBLIC GOOD BY RELIEVING PARKING CONGESTION IN A HISTORICAL, THRIVING AND GROWING REVITALIZED COMMERCIAL DISTRICT.

NOTE: R-4 ZONING ALLOWANCES

[R-4 Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats, a minimum lot width of 30 feet and a minimum lot area of 3,000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all other structures (20% lot occupancy for public recreation and community centers); and a maximum height of three (3) stories/forty (40) feet (60 feet for churches and schools and 45 feet for public recreation and community centers). Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit. Rear yard requirement is twenty (20) feet.]