



16 June 2014

Statement of Existing and Intended Use

Currently the building at 1738 14th Street NW (Square 0207, Lot 0069) is unoccupied. The building was constructed in three phases. The original front section is 3 stories high and most likely was configured as two levels of residential over street level commercial space. A two story addition was added at some time for commercial use. A single story addition at the rear of the property was added for commercial or storage use. Since the property was acquired by Teymour Zabihi commercial tenants in various configurations have occupied the 4,300 s.f. Building.

Mr Zabihi is proposing to renovate and restore the original front section and demolish the two sections on the rear of the property to allow for construction of extended first floor commercial space linked to the original building. Three stories of new residential construction are planned at the rear of the property above the new commercial level. The new residential structure is separated from the existing structure by a raised courtyard, also to be located above the proposed first level commercial.

- The basement will consist of approximately 2,132 s.f. of storage and/or commercial space.

- The first floor will consist of approximately 1,750 s.f. of commercial space with an additional 550 s.f. dedicated to parking, trash storage, and deliveries

- The second floor of the existing building will consist of one 500 s.f. efficiency apartment.

The second floor of the new structure will consist of two efficiency apartments of approximately 500 sf each.

- The third floor of the existing building will consist of one efficiency apartment of approximately 500 sf.

- The third floor of the new structure will consist of two efficiency apartments of approximately 500 sf each.

- The fourth floor will consist of two apartments, each with a loft above, that total approximately 750 s.f. each.

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