

BOARD OF ZONING ADJUSTMENT

BZA Application No. 18883

1251 F Street, NE

Applicant's Prehearing Statement

Gaudi Development Corporation ("Applicant")

I. Introduction.

This Statement is submitted on behalf of Gaudi Development Corporation (the "Applicant"), owner of the property located at 1251 F Street, NE, Square 1007, Lot 805 (the "Property"). The Property is located in the R-4 zone district, near the intersection of F and 12th Streets, NE. Square 1007 has an extensive alley system, to which the Property does not have access. A group of separately-owned garage lots is located at the rear of the Property, and these lots and garages block the Property's access to the alley system (see map attached as Exhibit A and a photo attached as Exhibit B). At twenty-two (22) feet wide, the lot is not wide enough to allow access to a parking space from the front of the Property, and a curb cut would be out of character with the neighborhood.

The Applicant is proposing to construct a new, matter-of-right structure, for which the Applicant is requesting relief from the one-space parking requirement. The original application also requested relief from the minimum open court width provisions of the Zoning Regulations, but at the request of the Office of Planning, the Applicant has decided to amend the application by removing the court relief request. The only relief being requested, therefore, is from the one-space parking requirement.

II. Summary of Relief and the Variance Test.

Pursuant to Section 2101.1 of the Zoning Regulations, all one-family dwellings or flats constructed after 1958 are required to provide one off-street parking space. The Applicant is

requesting relief from this requirement, as there is no possible means of access to a parking space on the Property.

A. The Property is Subject to An Exceptional Condition Which Makes Compliance with A Strict Application of the Zoning Regulations a Practical Difficulty.

There is currently a semi-detached structure on the Property (the "Existing Building"), which the Applicant has decided to replace with a new structure (the "New Building"). The Property, despite being within a square that has an extensive alley system, is land-locked as a result of separately-owned garage lots located between the alley and the rear of the Property. The garage lots are five separate tax lots (836-840) which collectively comprise record lot 98. The large majority of lots within this square do have access to the alley system, so the Property is uniquely affected by the situation of the alley lots blocking access to the alley. The Property is also too narrow to be able to provide access to a parking space through the front of the Property. Moreover, as this area is a dense row house district, curb cuts are rare, and new cuts are unlikely to be approved. For these reasons, it is impossible to provide vehicular access to the Property.

B. No Substantial Detriment to the Public Good.

The Existing Building currently does not have a parking space, so granting variance relief from the parking requirement to build a new building does not change the current situation, and therefore will not cause any detriment to the public good.

C. No Substantial Detriment to the Integrity of the Zoning Regulations.

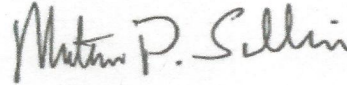
The Property is very unique because it is blocked from alley access by separate garage lots; in a square where the large majority of properties enjoy vehicular access to the rear of those properties. Also, granting relief does not change the existing situation, in which no parking is provided for an existing building that can be used as a flat. For these reasons, granting relief would

not be a substantial detriment to the integrity of the Zoning Regulations.

III. Conclusion.

For the reasons stated above, this application meets the requirements for area variance relief, and the Applicant respectfully requests that the Board grant the requested relief.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Martin P. Sullivan". The signature is written in a cursive, slightly slanted style.

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP

December 2, 2014



Exhibit A

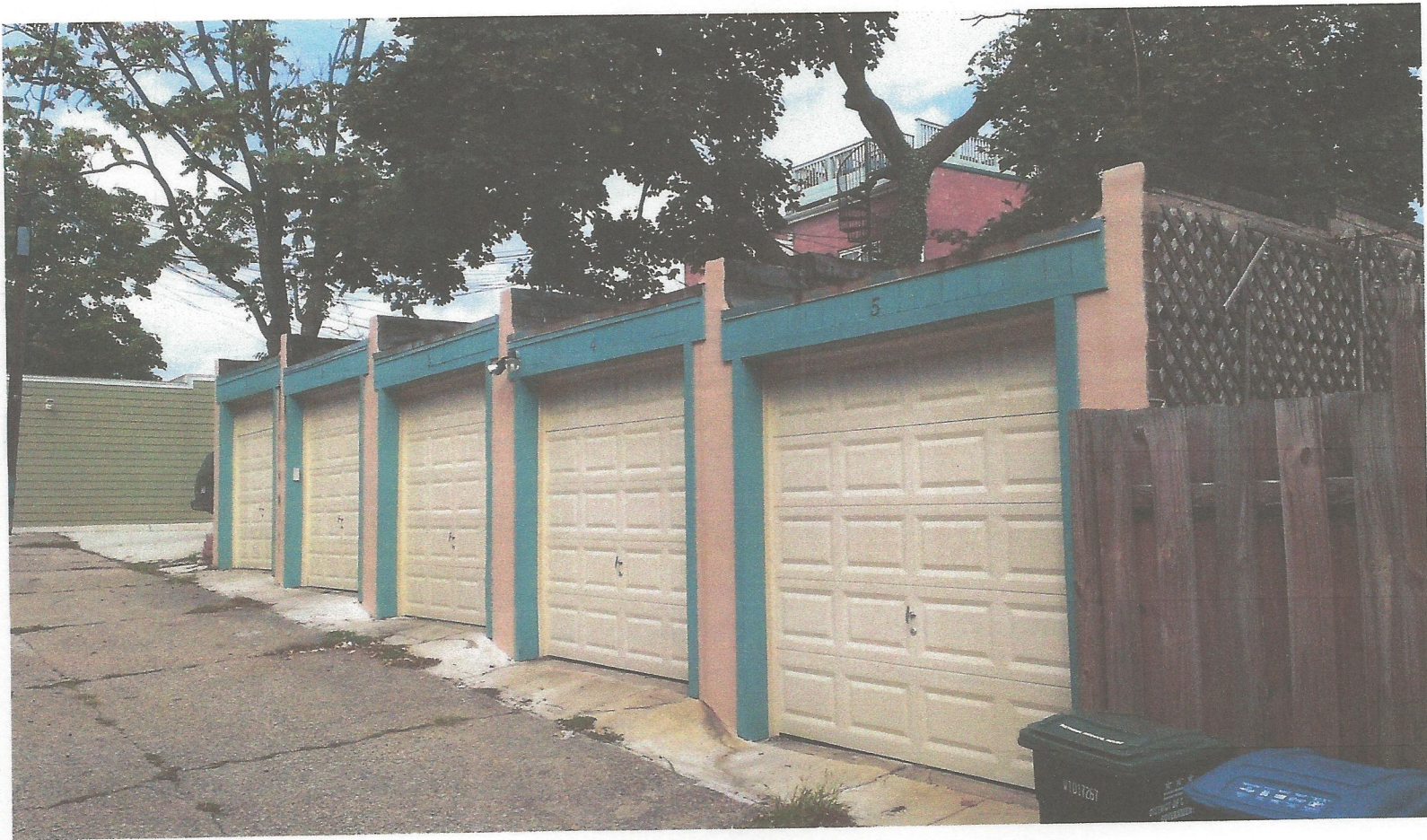


Exhibit B

Photo of the Garages Which Block Access to the Rear of the Subject Property