

BOARD OF ZONING ADJUSTMENT

Applicant's Statement in Support of Area Variance Relief **Gaudi Development Corporation ("Applicant")**

1251 F Street, NE

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 R-4 zone district, near the intersection of F and 12th Streets, NE. Square 1007 has an extensive alley system. The Property, however, does not have access to the alley. A group of separately-owned garage lots is located at the rear of the Property, blocking the Property's access to the alley (see map attached as Exhibit A).

The Property is approximately twenty-two (22) feet wide and ninety (90) feet long. At twenty-two (22) feet wide, the lot is not wide enough to allow access to a parking space from the front street, and it is unlikely that a curb cut would be granted, anyway.

The Applicant is proposing to construct a new, three-story flat, for which the Applicant is requesting relief from the one-space parking requirement, as well as relief from the minimum open court width provisions of the Zoning Regulations.

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 it is not possible to provide a parking space on the lot.

Pursuant to Section 406.1 of the Zoning Regulations, the minimum court width for an open court is 4 inches per foot of the height of the court. The Applicant wishes to provide an open court at the front of the structure, in order to provide more light into the structure and a second entrance

for the two-unit flat. The required width of court would be approximately thirteen (13) feet, which would be more than half of the Property's width.

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

The building on the Property (the "Existing Building") is an unattractive building in need of a complete renovation or replacement. The Applicant has decided to replace the Existing Building 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 5 separate garage lots being 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 enjoy access to the alley system. 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, and as this area is a dense row house district, there are very few curb cuts in this area, and it is unlikely that any curb cut application would be approved. For these reasons, it is impossible to provide an off-street parking space on the Property.

The Property is also fairly narrow, and is bordered by row dwellings on each side. As such, the Applicant wishes to provide an open court at the front of the property, in order to provide additional light to the interior of the New Building and to provide some light and air in the area adjacent to the building to its west. To provide an open court, however, would require a court width that would be more than half the width of the entire property, making it practically difficult to provide such a court. The Applicant is proposing a court width of 5.46 feet.

B. No Substantial Detriment to the Public Good.

The Existing Building currently does not have a parking space, so constructing a new building will not materially change that situation. Also, the provision of the open court makes for a better-designed building which provides additional light and air to the Property and to the neighboring property.

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

The Property is unique because it is blocked from alley access by separate garage lots, in a square where the large majority of lots have alley access. It is also unique in that the proposed project would be new construction of a row dwelling between two existing row dwellings, with a lot too narrow to provide the required width of court. For these reasons, granting relief would 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,



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Date: 9/18/14

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Exhibit A