

SUZANE REATIG ARCHITECTURE, P.L.L.C.

1312 8TH STREET NW WASHINGTON D.C. 20001 T 202 518 0260 WWW.REATIG.COM

September 30, 2014

BZA Application for Variance, 448 Ridge Street, NW

Square: 0513

Lots: 825, 826, 827, 828

ANC: 6E04

RE: Statement of Burden of Proof

Mr. Lloyd Jordan, Chairperson:

Please accept the following as our statement of Burden of Proof for a Variance for the minimum parking requirements at the site located at the above lots.

The Office of Zoning's requirement for parking and the Historic Preservation Review Board's rejection of support for curb cuts and parking in the front make it impossible to develop the site without parking relief. The conflicting agencies opinions do not allow by-right development in this case.

Our site is located on the south side of Ridge Street, NW, in the Mount Vernon Square Historic District. The site is comprised of four lots, all zoned R-4. The site is landlocked, abutted by property lines from all sides and rear of lots. There is no alley access to any of the lots, which is a typical condition to the south side of Ridge Street, NW.

To develop the site by-right, (Flats, two-family), requires each lot to have a curb cut and a parking space in the street front. The physical characteristics of this site render it difficult to comply with the parking requirements of the current zoning regulations and at the same time comply with historic preservation requirements.

Ridge Street NW, is a historic designated street comprised mainly of residential buildings. The Historic Preservation staff at the DC Office of Planning indicated to us that curb cuts and parking in front would not be compatible to the street or supported on Ridge Street NW. There is no rear alley abutting any of the lots in the proposed development, so parking access via alley is not possible. There are existing residential buildings on the south side of Ridge Street, NW with no off-street parking.

On August 28, 2014, we met with Zoning Administrator Matthew LeGrant to discuss development plans for the site. He indicated to us that we would need to seek BZA approval for parking relief.

On September 17th, 2014 we met with Brendan Meyer (HPRB) and Joel Lawson (Office of Planning) in the office of Historic Preservation to discuss development plans for the property. The Office of

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Planning indicated to us that this site garners unique circumstances that could make a good case for parking relief.

The approval of this variance would not be a substantial detriment to the public good nor would it be inconsistent with the general intent and purpose of the Zoning Regulations. The site is located within two blocks of Metro and is transit oriented. Our development proposal is by-right, two-family residential that will contribute to Ridge Street, NW and the Mount Vernon Triangle neighborhood by converting four existing vacant lots into eight housing units.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suzane Reatig', with a stylized, flowing script.

Suzane Reatig, FAIA