



HUNT LAUDI STUDIO

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October 1st, 2014

Statement of Existing and Intended Use

Form 120 – BZA for Area Variance: Supporting Documentation

BZA Case #: FY-14-70-Z
1504 Swann St. NW
Washington, DC 20009
Square 0191
Lot 0817
Zone DC/R-4
DCRA File Job #: B1410886

The existing structure at 1504 Swann St. NW, Washington, DC 20009 is a 1802sf single-family, two-storey residence with a single kitchen, 2 bedrooms, and 2 ½ baths.

The structure was built around 1870 and was converted (date unknown) into a ground floor corner grocery by lowering first floor and eliminating the basement with a rental unit above and an addition that covered the lot to 100% creating the “non-conforming” condition. In 1998 the present owners, Julian Hunt and Lucrecia Laudi, bought it in a very dilapidated condition and converted it back to a single-family residence without a basement or back yard.

The proposal (intended use) seeks to build a two-storey addition above the existing “non-conforming” condition, now the kitchen, and to re-configure the house with a second kitchen to allow a rental (as most other homes have in the neighborhood). This renovation is intended to allow the owners to “age-in-place” with the security of a small income from the rental.

Julian Hunt

Lucrecia Laudi