

STATEMENT OF CURRENT AND INTENDED USE:

Owner would like to convert the current mid-block 1-story convenience store into a single family residence for his growing family. A residential structure will be more in line with the existing neighborhood context. The owner would like to build over the existing footprint of the 1-Story building to create a 3-story single family residence with a basement rental unit.

STATEMENT OF RELIEF

Minimum Lot Area Variance (401.3):

The minimum lot size requirement in the current DC zoning code for a R-4 zone is 1,800SF. The subject lot is 1,188SF because of its proximity to the end of the block and the lots facing U Street. The owner requests relief from the minimum lot size requirement based on the fact that this lot and those around it were all developed long before the current zone requirements and all similarly sized lots on the block are developed in a similar manner.

Maximum Lot Coverage Variance (403.2):

The maximum lot coverage in the current R-4 zone is 60%. The owner requests a variance to build on the existing footprint of the one story store but holding the enclosed building back to match the southern neighbors building line. The lot coverage (including deck and stairs) requested is 97.7%. Due to the smaller size of the lot it is difficult to develop a single family residence with 60% lot coverage. The development of the current building footprint would not detrimentally effect the neighbors to the North or South because both have built out about the same amount. All of the smaller lots to the south of the subject property have built out at about 95-100% lot coverage.

Parking Requirement Special Exception (2101.1):

The owner requests a special exception from the one space parking requirement due to the fact that this is a landlocked site by the adjacent lots fronting U Street. Therefore there is no alley access and no way to bring in a rear parking area. Due to the sites proximity to major bus lines on Rhode Island Avenue, North Capitol St and the Shaw Metro Station; we believe relief is warranted.