

1324 H Street N.E.
Washington D.C.

www.isenterprises.net
tel. 202.497.949

Applicant: Myrtle Avenue LLC

Representative: Gabriel R. Nathaniel

Date: May 22, 2014

Project Address: 2610 Myrtle Avenue NE
Square 4315, Lot 834

Zoning Amendment: R-1-B

Variance Sought: Lot WIDTH Variance to be decreased from 50'-0" as matter of right to 42'-4" as proposed.

Statement of Intended Use

Section 401: Minimum Lot Dimensions

401.3 Except as prescribed in the other provisions of this chapter, the minimum dimensions of a lot in a Residence District shall be set forth in the following table:

R-1-B – 50'-0" Minimum Lot Width

PROJECT DESCRIPTION

It is our intent to build a single-family residence at 2610 Myrtle Street N.E. on part of Square 4315, Lot 834,) a newly subdivided vacant lot. This sprawling lot is nearly double the size of adjacent lots in the community and is currently being subdivided into near equal lots. These newly created lots will be approximately 50 feet in width (see D.C. Surveyors Plat in attached exhibit). This request for variance is to allow construction of a single family home on the newly created vacant lot at 42'-4" in total lot width. Conversion of this lot into use for a single-family home will utilize its footprint and maximize its positioning while enriching the variety neighboring building types. In addition, the introduction of a vibrant single-family home into this well-established, loosely dense neighborhood will solidify the intent of the R-1-B district and add to the stability of the community.