

- The property is bordered by C-2-A districts one block immediately to the east and north. Furthermore, one can see the Carlos Rosario Public Charter School from the property, which gives the surrounding area a level of density that is typically not associated with an R-4 district.
- If the property were to be converted from two units to three units, more affordably priced units would be created.

Project Summary:

The client proposes to convert this existing two-unit corner property to a three-unit apartment house. The large amount of fenestration provided by the corner location would allow for three standard market size units, each with multiple conforming bedrooms. Furthermore, no additional square footage or significant exterior alterations are required for this conversion. The addition of multiple marketable units would be an asset to the neighborhood and tax base with no discernable change in density. The third unit also increases the potential resale of the property, providing an incentive for investment in the existing structure, which is in need of extensive rehabilitation.

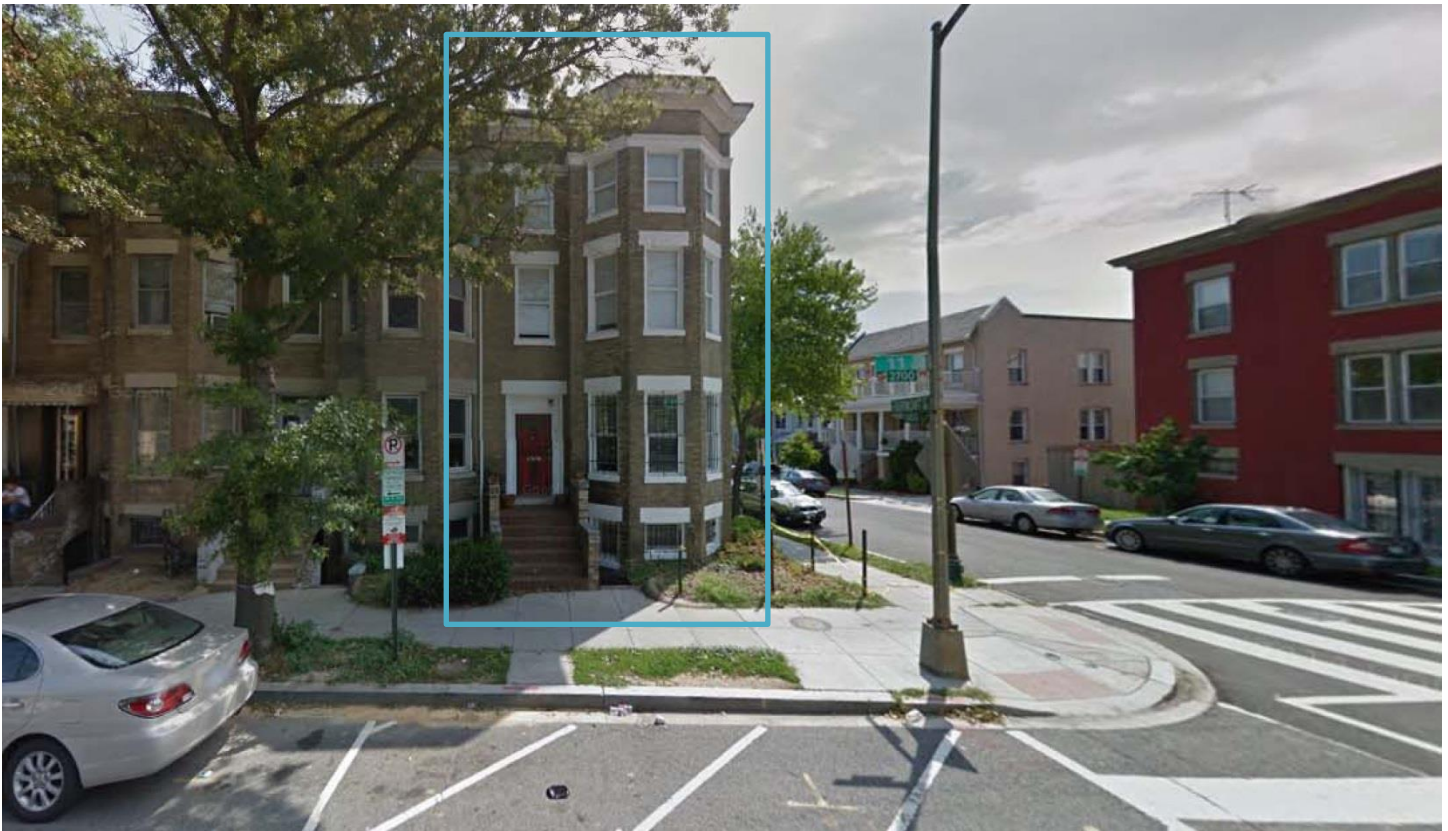


Fig. 1. Shows 2701 11th St NW in context.

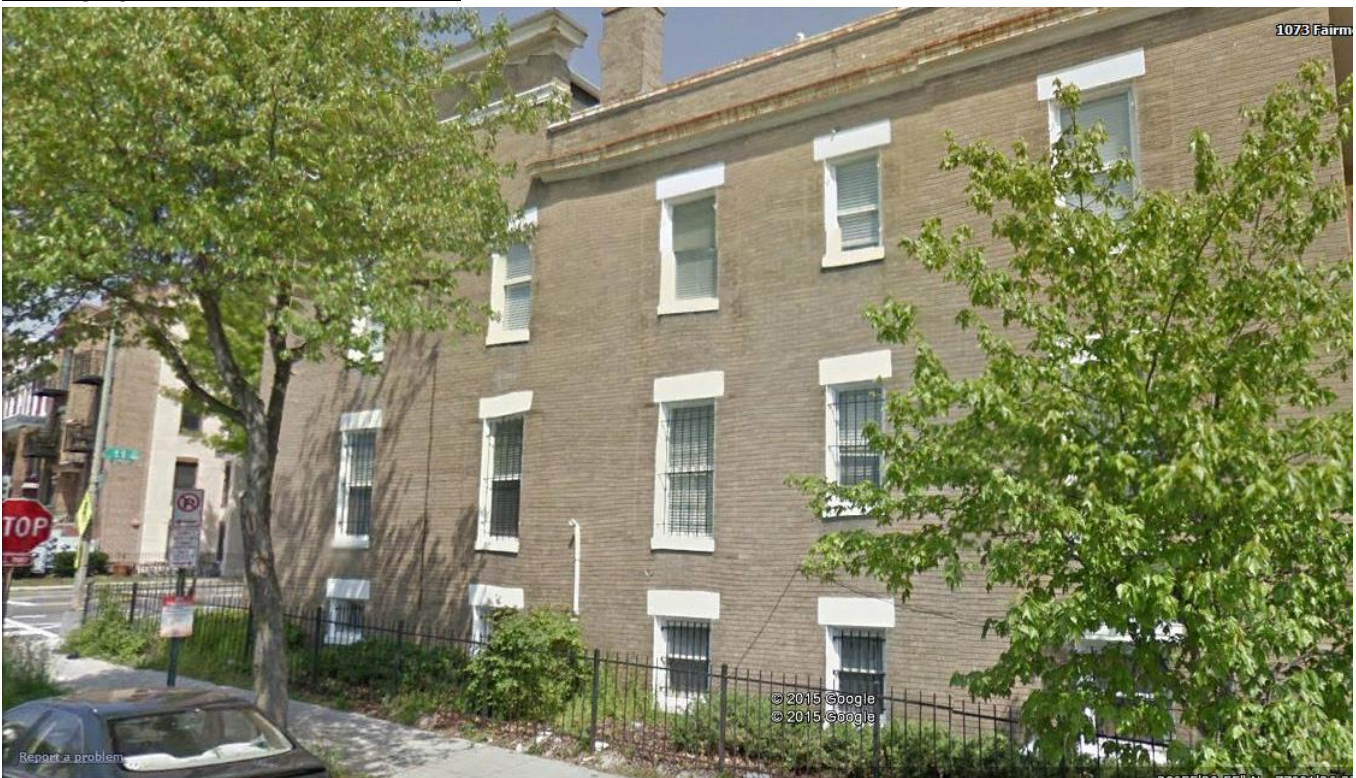


Fig. 2. Shows the large amount of fenestration provided by the corner property.

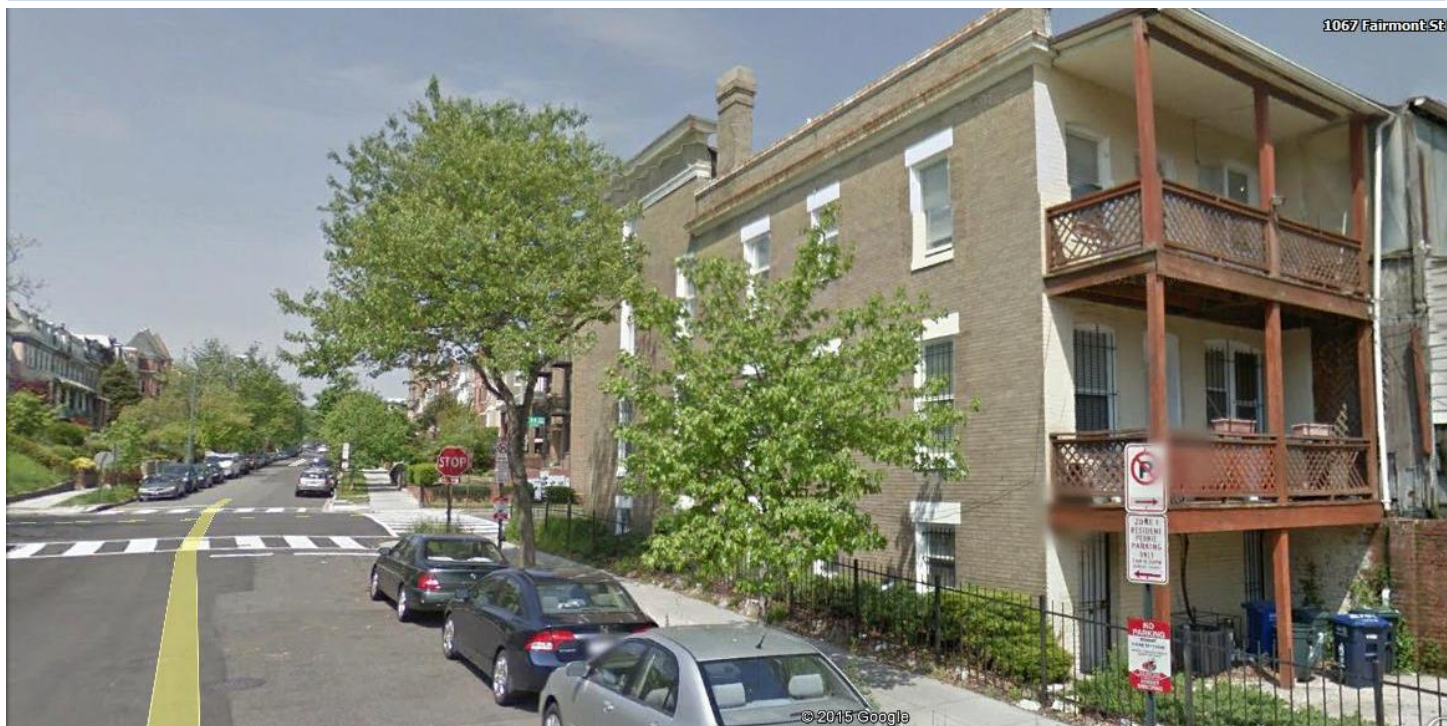
Exceptional Nature of 2701 11th Street NW:

As previously mentioned, the large amount of fenestration provided by this corner property makes it uniquely suited for conversion to a three-unit apartment house because it allows for multiple conforming bedrooms in each unit. Additionally, the footprint of the existing structure allows for three market size units (1,100 SF average) and requires no additional square footage for this conversion, as seen in the following plans.

Photographs of 2701 11th Street NW:



View of south elevation facing Fairmont Street NW.



View of south and east (alley) elevations.