

BOARD OF ZONING ADJUSTMENT

Ramin Mehdizadeh and Hun Ah Lee (“Applicant”)
254 15th Street, SE

Applicant’s Burden of Proof Statement

I. Introduction.

This Statement is submitted on behalf of Mr. Ramin Mehdizadeh and his wife Ms. Hun Ah Lee (collectively, the “Applicant”), owners of the property located at 254 15th Street, SE, Square 1073, Lot 22 (the “Subject Property”). The Subject Property is located in the C-2-A zone district, about one-half block south of Massachusetts Avenue. Of the fifty-four structures located in Square 1073, the Subject Property is the only one which does not have access to the rear of its property by way of the alley in that square.

The Applicant is planning to construct a matter-of-right addition to the existing structure on the Subject Property, with a matter of right conversion to five (5) residential units. To do so, the Applicant is requesting parking space variance relief for the two (2) space parking requirement under 11 DCMR §2101.1, since there is no access to the rear of the Property and therefore no way to provide the required parking spaces. A copy of the Zoning Map for the Subject Property is attached as Exhibit A.

II. Summary of Relief and the Variance Test.

Pursuant to Sections 2100 and 2101 of the Zoning Regulations, a conversion from a one-family dwelling constructed prior to 1958 to a five-unit apartment house requires the provision of two (2) parking spaces. The Applicant is requesting relief from this requirement, as there is no possible means of vehicular access to the Subject Property.

A. The Property is Subject to An Exceptional Condition Which Makes Compliance with a Strict Application of the Zoning Regulations a Practical Difficulty.

There is currently a row dwelling on the Property (the "Building"), with no vehicular access from the front street. The Applicant intends to construct a two-story addition to the Building, and to provide five (5) residential units in the Building. The construction and conversion are permitted as a matter-of-right. The Subject Property, despite being within a square that has an extensive alley system, is the only property in the Square which does not have access to the alley. Abutting the Subject Property to the rear is a property owned by the District of Columbia which is used to park emergency vehicles. This parking area is surrounded by a fence and completely land-locks the Subject Property, preventing any vehicular access to the Subject Property (see Exhibit A). See also the photos attached as Exhibit B showing the rear of the subject property and the District's parking lot.

B. No Substantial Detriment to the Public Good.

The Subject Property is located in the commercial C-2-A zone district on a block which includes a mix of one-family dwellings and apartment houses. Relief for two (2) parking spaces would not have a substantial detriment to the parking situation in this neighborhood.

C. No Substantial Detriment to the Integrity of the Zoning Regulations.

The Subject Property is very unique because it is blocked from alley access by the District's parking lot for emergency vehicles. The Subject Property is the only lot so blocked. While there are three other lots which are also abutting the District's parking lot, those lots all have access to their lots from the sides of their properties. For these reasons, granting relief would not be a substantial impairment of the integrity of the Zoning Regulations.

III. Conclusion.

For the reasons stated above, this application meets the requirements for area variance relief, and the Applicant respectfully requests that the Board grant the requested relief.

Mehdizadeh/Lee
254 15th Street, SE
Applicant's Statement

Respectfully submitted,

A handwritten signature in black ink, reading "Martin P. Sullivan". The signature is written in a cursive style with a large, stylized "M" and "S".

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP

March 9, 2015

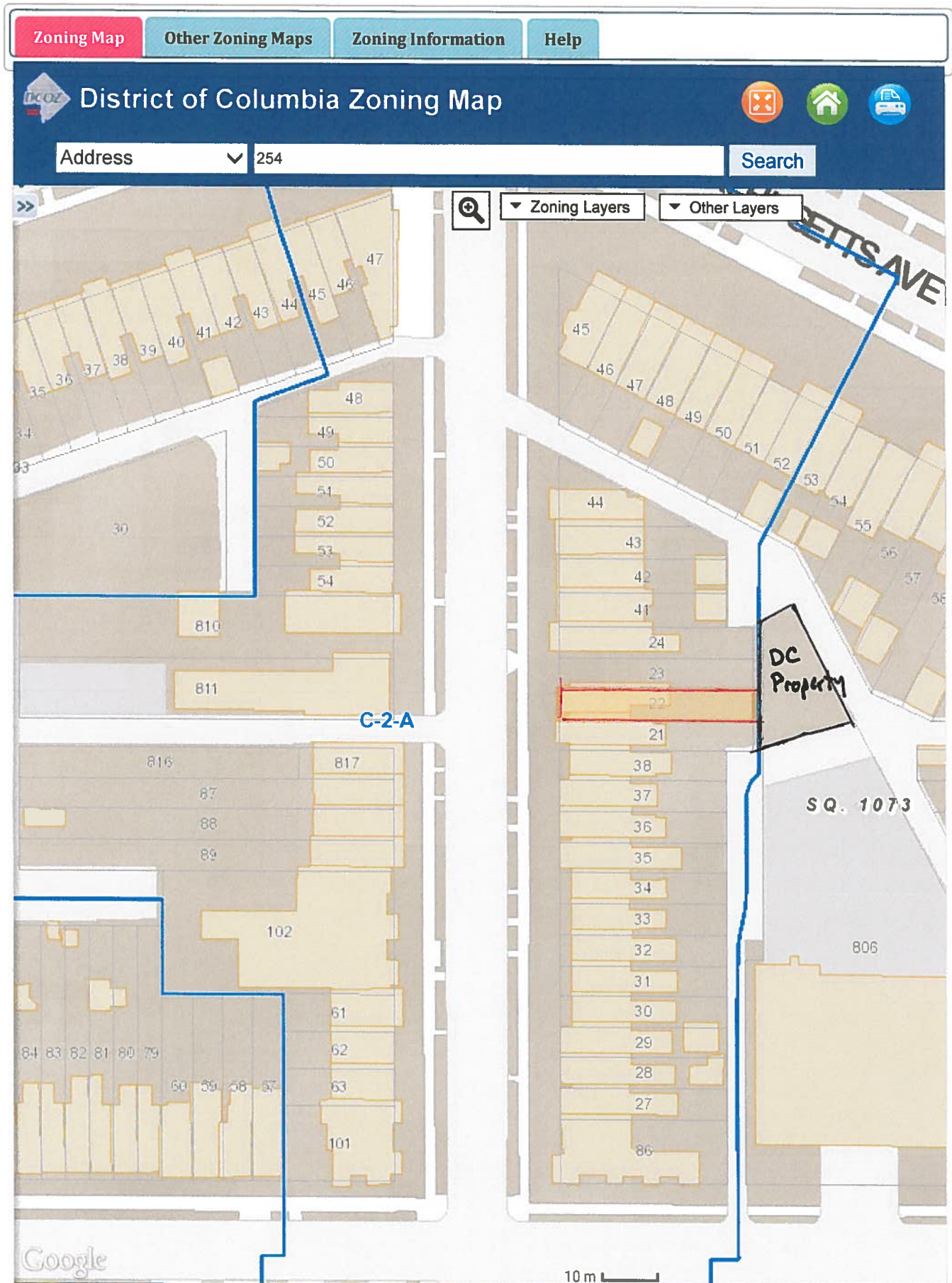


Exhibit A

Exhibit B

Photographs showing the Subject Property and the Abutting District Parking Lot



Walkway at the rear of the Subject Property. The fence on the right is the District's parking lot fence.



Walkway at the rear of the Subject Property. The fence on the left is the District's parking lot fence.



View from the alley looking south at the District's parking lot.



View of the rear of the Property.



Vehicle inside the District's parking lot.



View of the front of the Property.