

September 23, 2015

Board of Zoning Adjustment

Applicant's Preliminary Burden of Proof Statement

This statement is submitted on behalf of Park View Condominium Ventures LLC (the "Applicant"), owner of the property location at 525 Park Road, NW, Square 3037, Lot 0055 (the "Subject Property"). The Subject Property, located in the R-4 zone district, is located near the intersection of Park Road and Warder Street, NW. The existing structure on the property is a twelve-unit apartment house, originally converted from a single family house in 1968.

The Applicant is planning to construct a matter-of-right addition to the existing structure on the Subject Property. To do so, the Applicant is requesting a Special Exception pursuant to 11 DCMR §§ 330.7 (h):

- (h) An apartment house in an R-4 Zone District converted from a non-residential building prior to June 26, 2015, shall be considered a conforming use and structure, but shall not be permitted to expand either structurally or through increasing the number of units, unless approved by the Board of Zoning Adjustment pursuant to §§ 3104.1 and 3104.3 and § 337.

Granting a special exception will allow for the expansion of the Subject Property, within the limits of §§ 403.2. This will not have a substantially adverse effect on the light, air, and views of adjacent properties. The properties to the east of the Subject, which face Warder Street, have structures separated from the lot line by a twenty-foot rear yard set-back in addition to the side yard of the Subject Property. The west wall of the existing structure on the Subject Property is separated from the property line by the required minimum side yard. Further, the proposed project is consistent with other existing properties in the immediate neighborhood.