STATEMENT OF EXISTING AND INTENDED USES

Square 212, Lot 123 is owned by the National City Christian Church. The property has a total land area of 75,595 square feet, and is bounded by Massachusetts Avenue, Thomas Circle, 14th Street, N Street, N.W., and a public alley through Square 212. The church sanctuary, education building and related facilities occupy the southern portion of the property, while the northern portion of the property is currently utilized as an asphalt parking pad.

The Applicant proposes to develop an apartment house on the northern portion of the property, that portion currently utilized for parking. The proposed apartment house will measure 110 feet in height and contain approximately 175 units. Owing to the small size of the portion of this property available for development, the Applicant cannot fulfill the height restrictions imposed for the SP-2 Zone. Also owing to the very little available space on the subject lot for development, the Applicant is unable to provide the requisite amount of residential recreational space, as provided in the Zoning Regulations.

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

BZA
Case No. 16536
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO.6