STATEMENT OF EXISTING
AND INTENDED USE
OF SUBJECT PROPERTY

(Square 902, Lot 826)

The subject property located at 407 8th Street, S. E. (Square 902, Lot 826) in the C-2-A Zone District. BZA approval is being requested for a variance from the rear yard requirements of Section 774.1 so that the owner may construct a one-story structure on the lot which will house a neighborhood-serving retail use. Section 774.1 requires a rear yard setback of 15 feet.

Lot 826 is a small rectangular shape lot with 25 feet of frontage on 8th Street, S.E. The lot is very small with a total area of 2, 177 square feet. It is an undeveloped lot which is best configured and developed in relation to several other contiguous lots under common ownership. The requested rear yard setback variance will facilitate that objective and result in a superior development plan.

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

#4
16538

Board of Zoning Adjustment
District of Columbia
CASE NO.16538
EXHIBIT NO.4