Board of Zoning Adjustment Application for Zoning Relief

Case Number:_____,

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1314 Rhode Island Avenue, N.W.

OFFICE OF ZONING
DISTRICT OF COLUMBIA

Part B of Application: A detailed statement of existing and intended use and number of families or household units, if any, the building is designed to accommodate.

The existing building was constructed on a vacant lot in the late 1800's, as an brick attached three story and basement townhouse, with the large two-story carriage house in the rear yard.

The occupancy permit history begins in 1948 when certificate number 119754 was issued to Mr. L. E. Jones as a rooming house. Later that same year, on July 12, 1948, certificate No. 121413 was issued to Home Realty Co. to operate the building as a rooming house on all floors. On April 7, 1949 certificate No. 125525 was issued to J. Dallas Grady and Sons to operate a tenement house on all floors. In 1959, on October 5, certificate number B20362 was issued to Herbert Meyer Levingard to operate a tenement house on all floors and basement. On October 2, 1970, certificate number B 67977 was issued to Herbert Meyer Levingard to operate a flat on the first, second, and third floors and a basement. In the late 1970s, the property was purchased by 1314 Architect Partnership, who renovated the property. The principals were architects Kent Abraham and Milton Shinberg, who renovated the dilapidated property into a four unit apartment building. Mr. and Mrs. Abraham and Mr. and Mrs. Shinberg occupied two of the units and two were rental units. Mr. Shinberg and Mr. Abraham renovated the second floor of the rear carriage house and proceeded to use the second floor of the rear yard carriage house as their architect's office, several years before the adoption of home office occupation regulations.

The property was again run down in 1995, and purchased by the current owner (the "Applicant") in 1995, whereupon the Certificate of Occupancy was changed to reflect the name of the Applicant. After some cleaning and repair, the four units in the main house have been re-let as apartment units. The carriage house is not usable under current regulations except as a garage and storage, unless the Applicant decided to seek artist studio use as provided in the Zoning Regulations. The carriage house is a protected building as well as the main house, and as a result cannot be razed. It is located within the Logan Circle Historic District, and is a contributing structure.

We therefore have an historic, substantial two story vacant carriage house building that zoning will not allow rehabilitation permits to since it is not conforming. The building is in need of serious remodeling and repair to protect it, but due to the large amount of money needed, can only be repaired if the carriage house can be put to a use that will allow the Applicant to secure construction and permanent financing.

The Applicant therefore wishes to convert the second floor of the carriage house into an apartment use, which would increase the occupant load on this entire property from four apartments to five, which is allowed under R5B zoning. To accomplish this, the Applicant proposes construction of a roof connector 4'-9" in width from the rear of the main house to the

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carriage house, thus combining the carriage house and the main house. There is a protected passageway through the main floor of the main house from the front entry to the rear, which allows access to the resulting rear unit directly from the front door, under one roof, as required in the Zoning Regulations.

Applicant submitted plans for the combination, and has been referred by memorandum to the Board of Zoning Adjustment, and advised that this proposal will need to address four issues with respect to the zoning regulations to make the project possible. These items are:

1. Variance from Section 2001.3 to all an addition to a structure that exceeds the allowable percentage of lot occupancy (75% lot occupancy limitation, 82% proposed);

2. Variance form the percentage lot occupancy limitation (75% lot occupancy limitation, 82% proposed);

3. Variance from the minimum depth of rear yard requirements (Section 404.1), where the required rear setback is 15 feet. Applicant proposes no rear yard.

4. Variance from the minimum allowable area of a closed court (Section 406.1) where 571.22 Square Feet is required by the Zoning Administrator, and the size of the closed court is 444.27 square feet, which requires a variance of 126.95 square feet (22%).

If zoning relief as requested is granted, the result will be a fully renovated building, which will be a positive result to the neighborhood, instead of the current property configuration which includes an unusable carriage house structure. By granting this Zoning relief, the entire neighborhood will benefit, and this contributing historic rear building, combined with the main structure, can be rehabilitated and put to use.