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OFFICE OF ZONING
DISTRICT OF COLUMBIA

15 February 2000

Board of Zoning Adjustment
441 4th Street NW, Suite 210
Washington DC 20001

1821-23 Florida Ave., NW (lots 808 and 812, square 2556)—Application for special exception to permit construction of an addition to make a 2-family flat

Attached please find documentation in support of my application to allow construction of an addition to make a 2-family flat from the garages at the above-mentioned location.

The garages were once part of properties that front on Vernon Street, but have been separately owned for many years. They have no rear or side setbacks, and the ground level at the rear and on the west side of the property is about 10 ft above the floor level of the garages themselves. There is no certificate of occupancy. As can be seen from the attached photos, they are in a state of advanced disrepair. They are an eyesore, and detract seriously from the neighborhood.

I propose to build a 2-floor addition to the existing garage structures to make a 2-family flat. The resulting building would consist of a ground floor 1-bedroom apartment with separate entrance, and a 2-story house above, with its own enclosed garage. Preliminary plans and elevations are attached. The addition would be Federal-style, in keeping with the character of the neighborhood. The amount of public space available for parking would be increased by two spaces because of the elimination of one of the two existing curb cuts that provide access to the present garages.

The property is zoned R-5-B. Behind and on either side of the garages are multi-unit condominiums and apartment buildings on 18th St., 19th St., Vernon Street and Florida Avenue. 18th Street is zoned C-2-A near the intersection with Florida Avenue.

The property is presently non-conforming in several aspects. It has no side and rear yards, and the current lot occupancy ratio is above the norm. Mainly because of these characteristics, constructing an addition requires new variances to permit:

(1) no side and rear setbacks, as at present. There would be a 3' niche at the rear of the south side to permit safety windows;
(2) 90% lot occupancy (from the present 76%);
(3) An increase in density and change of use from storage to 2-unit flat; and
(4) FAR of 2.61.

BZA
Case No. 16573
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16573
EXHIBIT NO.3

Without variances, the property would be condemned to remain as storage space/garages. As such, it would likely remain an eyesore, spoiling the entire 1800 block of Florida Avenue, as this type of use cannot justify the cost of renovation.

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