Detailed Statement of Existing and Intended Uses

The subject property is currently vacant. This application is for a special exception which would permit the tenants of the Alban Towers apartment building to use a parking garage being constructed on an adjacent lot. The parking garage, which would provide approximately 203 spaces, would be located underground. Consistent with the R-2 zoning on the site, located above the parking garage will be 13-17 semi-detached houses. The additional parking for the Alban Towers Apartment building is not required under the zoning regulations, since the Alban Towers Apartment building is an historic landmark, and, as such, the parking requirement has been waived. The use of the parking garage will be limited to residential tenants and the owners of the homes above the garage.

'00 MAR 28 P4:30
OFFICE OF ZONING
DISTRICT OF COLUMBIA

BZA
Case No. 16586
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16586
EXHIBIT NO.4