STATEMENT OF EXISTING AND INTENDED USES

The Jeffrey Gardens apartment complex consists of 25 apartment buildings and includes approximately 275 apartment units. The original apartment buildings were constructed in 1952 and 1953 and the majority of the units are uninhabitable. In fact, only 59 of these apartment units are presently occupied. The Applicant proposes to renovate these apartment buildings so that new, modern apartment units can be provided on the site.

In the original building permits for each of these buildings, parking spaces were to be provided for each building. These building permits depicted 149 parking spaces to be created on the property. Since these buildings were constructed prior to 1958, 149 parking spaces are required to be located in the Jeffrey Gardens apartment complex. There are presently no parking spaces provided on the lots of the individual apartment buildings.

The proposed special exception application proposes to construct an accessory parking lot in the interior of the property to provide off-street parking for the residents of the newly renovated apartment units. As shown on the attached site and landscape plans, the new centrally located parking lot maintains the majority of greenspace on the site and will provide a safe and efficient vehicular traffic pattern for the property. The proposed accessory parking lot will fully satisfy all of the requirements of Sections 214 and 2116 of the Zoning Regulations.

The variance application is necessary because the proposed accessory parking lot will provide 94 parking spaces rather than the required 149 parking spaces. The Applicant believes that the 94 parking spaces are sufficient to satisfy the parking demand of the apartment units. The Applicant believes that the proposed application satisfies the variance requirements enumerated in Section 3103.2 of the Zoning Regulations.

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EXHIBIT NO.4