SUZANE REATIG ARCHITECTURE

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TO: The Board of Zoning Adjustment

DATE: April 2, 2001

FROM: Suzane Reatig

REGARDING: 626 S Street NW

REMARKS: Zoning Analysis to 626 S Street.
There is a 12 units apartment Building on the lot.
Each apartment is less than 350 sq. Ft. and needs extensive work to make it habitable.
The ceiling height is low and it will be difficult to provide heating and cooling without reducing the ceiling height even more.
Since the building is nonconforming the owner is permitted to renovate but not to replace the building.
The Zoning is R-4, which will allow to build 2 townhouses, or 2 duplexes, with a total of 4 units. The lot is large but, its frontage is about 45' and its length is 168'.
since we have a wonderful unique lot that is over 8,000 sq. Ft. And exposure from three sides.(S Street, on one side and allies on two other sides). Which will enable us to have windows on 3 sides.
we can build 17 nice apartments, provide 5 parking spaces and a court for landscaping.

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Suzane.

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Case No. 16727
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16727
EXHIBIT NO.3