DETAILED STATEMENT OF EXISTING
AND PROPOSED USE
1841 PARK ROAD, N.W.
LOT(s) 41 and 42 in SQUARE 2614
BOARD OF ZONING ADJUSTMENT CASE
NUMBER _____

The subject property is zoned R-4 residential. The existing detached single family dwelling and the existing carriage house which is located to the rear of the structure are located in a Historic District. The existing structures were built prior to May 12, 1958, the date of the establishment of the D.C. Zoning Regulations. The existing structures sit on lot 42. Lot 41 is vacant. A subdivision to combine lots 41 and 42 in square 2614 was ordered on March 30, 2001 in the D.C. Office of the Surveyor. The total combined lots will consists of 12,400 square feet. The lot fronts on Park Road, N.W. and has a fourteen feet (14') wide public alley to the rear. The existing detached single family structure is conforming . The existing carriage house is nonconforming because it does not sit twelve (12') Feet from the center line of the alley. The carriage house sits two (2') feet from the side lot line.

The applicants, Dr. Jim Barnett and Dr. Camille Barnett, propose to make a one story addition to connect the existing three story single family dwelling to the carriage house. A second story addition which will not exceed 20.0 feet in height will be made to the carriage house. The carriage house will become a part of the principal structure. The applicants also propose to convert the structure into a five (5) unit apartment house. In order to make the additions to the existing buildings the following relief is required from the Board of Zoning Adjustment:

(1) Variance from Section 2001.3 to allow an addition to an existing nonconforming Structure in the R-4 residential zone (Section 3103.2).
(2) Variance from Section 405.9, the minimum side yard setback requirement for a structure in the R-4 residential zone (Section 3103.2).
(3) Variance from Section 404.1 the rear yard setback requirement for a structure in the R-4 residential zone (Section 3103.2).

D.C. BOARD OF ZONING ADJUSTMENT
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The carriage house has one (9'x19') off street parking space inside which will remain. A Historic Preservation Parking Waiver Request, pursuant to 11DCMR, Section 2100.5, was approved on April 6, 2001. An off street parking variance is not required.

In accordance with Section 401.1 of the D.C. Zoning Regulations, nine hundred (900) square feet of lot area is required for each unit developed. In order to develop five (5) apartment units, 4,500 square feet minimum must be provided. The subdivision (to combine) of lots 41 and 42 will far exceed the minimum requirement. The total combined lot square footage will be 12,400 square feet. In addition to providing open space to the right of the proposed structure (over 40 feet of side yard and 4,960 square feet of green space), the green area will mitigate the lack of side yard and rear yard to the rear of the proposed construction. The proposed construction will not be seen from the front of the structure which sits upon a hill along the Park Road side of the lot. The proposed construction will not be detrimental to the public, nor will it have an adverse impact on the adjoining property owners. Dr. Jim Barnett has made contact with the surrounding neighbors and the single member district ANC Commissioner Ms. Gwen Davidson regarding the project. Dr. Jim Barnett and his Architect Mr. Bill Morris have also submitted the proposed project for conceptual review with the Historic Preservation Review Board.

BZA
Case No. 16732
Exhibit No. 12

Board of Zoning Adjustment
District of Columbia
CASE NO.16732
EXHIBIT NO.12