BZA Application No. _____

3060 16th Street, N.W.
Square 2594, Lots 2085 (Unit 10) and 2087 (Unit 20)

Statement of Existing and Intended Uses

The Renaissance (formerly, the Kenesaw Apartment House) located at 3060 16th Street, N.W. was constructed in 1909 as a luxury seven-story apartment building. The property is zoned R-5-D and located within the Mount Pleasant Historic District. On October 13, 1999, the District granted a waiver from the applicable parking and loading requirements in the Zoning Regulations based on the building's contribution to the character of the Historic District. See attached.

In 1986, the building was renovated and converted to condominium units to accommodate low and moderate-income property owners. Units 10 and 20 are located on the ground floor of the building, accessible from the rear, and were not renovated. Both Units 10 and 20 have a long history of non-residential uses and have never been used and are poorly-suited to residential uses. After years of trying, the Applicant has not been able to lease and/or sell Units 10 and/or 20 for residential or other permitted uses in the R-5-D zone.

The Applicant seeks to continue the long-standing non-residential use of Unit 10 (2,605 square feet) and Unit 20 (1,303 square feet) for professional offices. Specifically, the Applicant has entered into a long-term lease with 1st Millennium Mortgage, LLC, a minority-owned mortgage company, for Unit 10 and a sales contract with a local attorney for his offices and tax preparation service for Unit 20. Both the lease and sale are specifically contingent on obtaining prompt Board approval of the required use variance.

Respectfully submitted,

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Case No. 16736
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16736
EXHIBIT NO.4