Board of Zoning Adjustment Application for Zoning Relief
Case Number: 16776, 1607 16th Street, NW

Part B of Application: A detailed statement of existing and intended use and number of families or household units, if any, the building is designed to accommodate.

The subject property is zoned DCOD/R-5-D residential. The existing structure has three stories and a cellar. The existing row masonry building is located in a Historic District and predates the establishment of the DC Zoning Regulations. The lot is 20.17 feet wide and 124 feet deep. The lot consists of 2218.7 square feet. The lot fronts on Sixteenth Street, N. W. and has a twenty foot wide alley to the rear. There are row structures abutting each side of the building,

Certificate of Occupancy number 185151 was issued on October 29, 1999 for an apartment house with units (basement, first, second and third floors). A historic parking has been approved by Historic Preservation pursuant to Section 2100.5.

Dr. Hansson, the applicant, lives at the premises. Dr. Hansson proposes to construct an addition to the rear of the structure and make alteration and repairs to the interior of the existing apartment house in order to reduce the number of units from eight to four. The existing structure has a 6.33' wide open court to the rear of the structure. Dr. Hansson proposes to make an addition with a 6.33' wide open court. The minimum open court requirement pursuant to Section 406.1 of the D.C. Zoning Regulations is 10.0' for an apartment house, therefore, the following variances are required to construct an addition to the existing structure:

(1) Variance from Section 2001.3 to allow an addition to an existing nonconforming structure in the DCOD/R-5-D zone,

(2) Variance from Section 406.1, the minimum open court requirements for apartment house in the DCOD/R-5-D residential zone.

The proposed addition to the existing apartment house will not have an adverse impact on the adjoining properties and will not be detrimental to the current established neighborhood, therefore, Dr. Hansson is petitioning tile Board of Zoning Adjustment for two variances in order to construct an addition to his apartment house.

BZA
Case No. 16776
Exhibit No. 9

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District of Columbia
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EXHIBIT NO.9