STATEMENT OF EXISTING AND INTENDED USES

The proposed mixed-use project will be located at 2412R 17th Street, N.W. on Lot 95 in Square 2566 (the "subject property"). The subject property is an alley lot that was at various times used for warehouse, storage, private club and office use. The subject property is located in the RC/R-5-B District.

Adams Alley, LLC (the "applicant") proposes to construct a mixed-use project that will include approximately 12 residential units in a new addition to the building and with all non-residential space located in the existing building. The proposed structure will have a height of approximately 46 feet. The project will include approximately 32-36 parking spaces for the residents and the tenants of the non-residential portion of the project.

The underlying R-5-B District permits a height of 50 feet as a matter-of-right. The Reed Cooke overlay, however, limits the matter-of-right permissible height to 40 feet for the subject property. A height of greater than 40 feet can be achieved pursuant to special exception approval by the Board of Zoning Adjustment ("BZA"). This project requires special exception approval for the proposed building's height, and requires variance relief for additional FAR, to construct an addition to a building that exceeds the lot occupancy requirements, and permission to use the property for residential purposes.

The proposed development will remove an underutilized and incompatible building from the neighborhood. Creating new residential units is one of the goals of the Reed-Cooke overlay. The 12 new residential units will be a benefit to the neighborhood. In addition, the Reed-Cooke overlay seeks to create non-residential uses that serve the local community and contribute to the unmet social, service and employment needs of the Reed-Cooke and Adams Morgan community. The majority of the non-residential space will be used by the Sitar Center, a place for neighborhood children to learn about and practice the fine arts. Absent such residential approval, the building will remain in its current use as office, warehouse and private club.

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Board of Zoning Adjustment
District of Columbia
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