BZA APPLICATION NO. 16841

1440 Church Street, N.W.
(Square 209, Lot 102)

1425 P Street, N.W.
(Square 209, Lot 94)

Statement of Existing and Intended Uses

The Applicants, 1440 Church Street, LLC and 1425 P Street, LLC, are simultaneously constructing a seven-story residential condominium building at 1440 Church Street, N.W. and a seven-story residential condominium building with ground floor retail at 1425 P Street, N.W. The subject properties are zoned Arts/C-3-A and separated by a former ten (10) foot east-west public alley which was closed to facilitate this combined project. 1440 Church Street is an addition to an existing structure in an Historic District and as a result does not require any parking or loading to be provided. As originally planned and permitted, both buildings were developed as a matter-of-right, including provision of fifteen percent (15%) of the gross floor area of each building devoted to residential recreation space under 11 DCMR 773.3.

The area variance requested will allow the conversion of a portion of the required residential recreation space to much needed additional off-street parking in the buildings. The additional off-street parking to be provided substantially exceeds the minimum number of parking spaces required. At 1440 Church Street, the residential recreation space provided on the roof decks, rear yard and courtyard will equal 3,116 square feet or more than five percent (5%) of the gross floor area and will allow the creation of eighteen (18) additional off-street parking spaces. At 1425 P Street, the residential recreation space provided on the roof deck will equal 4,451 square feet or more than six percent (6%) of the gross floor area and will allow the creation of twenty-seven (27) additional off-street parking spaces.

BZA
Case No. 16841
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16841
EXHIBIT NO.4

As a result of the exceptional circumstances of the subject properties, strict application of the Zoning Regulations will impose a practical difficulty and hardship and granting the requested area variance will have a substantial benefit to the community and general public by substantially increasing the amount of off-street parking available without undermining the integrity of the Zoning Regulations or Zoning Map.

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

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