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BZA APPLICATION NO. 16848

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

Statement of Existing and Intended Uses

The Applicant, 1425 P Street, LLC, is constructing a seven-story residential condominium building with ground floor retail at 1425 P Street, N.W. The subject property is zoned Arts/C-3-A and separated from the building under construction at 1440 Church Street, N.W. by a former ten (10) foot east-west public alley which was closed to facilitate this combined project. As originally planned and permitted, the building at 1425 P Street, N.W. was developed as a matter-of-right, including provision of fifteen percent (15%) of the gross floor area of the 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 building. The additional off-street parking to be provided substantially exceeds the minimum number of parking spaces required. For 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.

As a result of the exceptional circumstances of the subject property, 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

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Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO.4

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.

By: _____

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