STATEMENT OF EXISTING AND PROPOSED USE
264-274 KENTUCKY AVENUE, S.E.
1360-64 C STREET, S.E.
245-265 FOURTEENTH STREET, S.E.
1368 C STREET, S.E. (REAR)
LOTS 74 and 75 IN SQUARE 1039

BOARD OF ZONING ADJUSTMENT CASE # 16860

RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 11 PM 4:19

The subject property is located in the R-4 residential zone. The lots are bounded by 14TH Street, S.E, C Street S.E., Kentucky Avenue, S.E. and a public alley to the rear. The total lot square footage is 44,148.0 square feet. Currently the lots are occupied by an old housing development named Kentucky Courts (see attached July 1, 2001 Washington Post Newspaper article). The properties are vacant, boarded up and surrounded on all sides by a fence.

All existing structures will be razed and a proposed housing development of two row single family dwelling and 18 two unit flats (row) will be built. To the rear of the proposed development will be an accessory parking lot which will be used by visitors and by the occupants. There are three struc- which due to lot constraints cannot provide one off street paking on the same lot with the structure. All off street parking will be accessible from a driveway from C Street, S.E..

Review of architectural plans and site plans indicate that the following relief is reqired from the Board of Zoning Adjustment in order to construct the proposed project:

(1) Variance from Section 403.2 the maximum allowable lot occupancy requirement for row structures in the R-4 residential zone (Section 3103).

(2) Variance from Section 401.3 the minimum lot area and lot width requirements for structures in the R-4 residential zone (Section 3103).

(3) Variance from Section 404.1 the minimum rear yard setback requirement for a structure in the R-4 residential zone (3103).

(4) Special exception pursuant to Section 2116 the location of parking requirement in the R-4 residential zone (3104).

Case No. 16860
Exhibit 7

Board of Zoning Adjustment
District of Columbia
CASE NO.16860
EXHIBIT NO.7

(5) Variance from Section 2101.1 the off street parking requirement for a structure in the R-4 zone (Section 3103).

In accordance with Palmer v. BZA, 287 A.2d 535 (D.C. 1972) the Board of Zoning Adjustment may grant variances. Area variances may be granted when the following conditions exist:

(1) The property is unique because of its shape, size, topography and other extraordinary or exceptional situation or condition;

(2) The owner would encounter exceptional practical difficulties as a result of the strict application of the Regulations to its particular property; and

(3) The variances would not cause substantial detriment to the public good and would not impair the intent of the Zone Plan. Carlinger v. BZA,412 A.2d 52, 53 (D.C.1980); Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment, 534 A.2d 939 (D.C. 1987).

All proposed structures will be three stories and will not exceed the forty feet height limitation. The elevations of the row structures will bled in with and will be consistent with the type of construction in the existing neighborhood, therefore, the applicant request the outlined relief required for variances and a special exception from the Board of Zoning Adjustment through the public hearing process.

OUTLINE OF BZA RELIEF REQUIRED

(1) OFF STREET PARKING - SECTION2116

(1) OFF STREET PARKING - SECTION 2116

245 14TH Street, S.E.
247 14TH Street, S.E.
274 Kentucky Avenue, S.E.
1368 C Street, S.E. (Rear of)

(2) OFF STREET PARKING - SECTION 2101.1

274 Kentucky Avenue, S.E.
245 14TH Street, S.E.
247 14TH Street, S.E.
1368 C Street, S.E. (Rear of)

(3) REAR YARD - SECTION 404.1

274 Kentucky Avenue, S.E.

(4) LOT OCCUPANCY - SECTION 403.2

274 Kentucky Avenue, S.E.
1360 C Street, S.E.

(5) LOT AREA AND LOT WIDTH - SECTION 401.3

1364 C Street, S.E.
245 14TH Street, S.E.
247 14TH Street, S.E.
1368 C Street, S.E. (Rear of)