Statement of Existing and Intended Uses

The proposed mixed use project will be located at 2329 Champlain Street, NW on Lot 103 in Square 2566 (the "subject property"). The subject property is a fully occupied lot that at various times was used for garage, storage, warehouse and office use. The subject property is located in the RL/R-5-B zoning District.

Kings Creek LLC (the "applicant") proposes to construct a mixed use project that will include approximately 13 units in a new addition to the building and with retail uses maintained in existing ground floor spaces. The proposed structure will have a height of approximately 69 feet. The project will include 13 parking spaces for the residents of the building.

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The underlying R-5-B District permits a height of 50 feet as a matter-of-right. However, the Reed-Cooke Overlay limits the matter of right permissible height to 40 feet for the subject property. A height 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 a variance relief for additional FAR and to construct an addition to a building that exceeds lot occupancy requirements.

The proposed development will improve an underutilized structure in a manner compatible with the surrounding neighborhood. In addition, the proposed development will substantially advance the stated goals of the Reed-Cooke Overlay District by providing new housing development. The 13 additional units will be a benefit to the neighborhood. The Reed-Cooke Overlay District seeks to encourage small scale business

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Board of Zoning Adjustment
District of Columbia
CASE NO.16869
EXHIBIT NO.8

development that does not adversely affect the residential community and serves the local community by providing retail goods, personal services that contribute to the satisfaction of the needs of the Reed-Cooke and Adams Morgan community. The majority of the non residential space will be used by the Brass Knob which provides desired goods and services for the maintenance and improvement of the older buildings in the area. Absent approval of the requested special exception and variances, the building will remain "its current use as a retail, office and storage space".