EXHIBIT B

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

Re: Statement in Support of Application for Variance to Construct an Apartment Building at 1300 N Street, N.W.

I. Nature of Relief Sought

This is an application for variance relief pursuant to Section 3103 of the Zoning Regulations for a new apartment building at 1300 N Street, N.W., Lot 30, Square 245 (the "subject property"). The variance being requested is from the rear yard requirement set forth in § 404. The subject property is zoned R-5-E.

II. Jurisdiction of the Board of Zoning Adjustment

The Board of Zoning Adjustment has jurisdiction to grant the relief requested pursuant to Section 3103 of the Zoning Regulations.

III. Subject Property Description and Background

The subject property is located at 1300 N Street, N.W. at the southwest corner of the intersection of 13th and N Streets. It has a land area of 23,975 square feet and is vacant. The property is a corner lot with frontage on N Street and 13th Street. In addition, the southern property line of the subject property abuts a 15 foot alley which widens into a 30 foot alley.

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IV. Subject Property Zoning

The subject property is located in R-5-E District. The R-5-E District is a high-density residential zone which provides for a maximum height of 90 feet and a maximum FAR of 6.0 and a maximum lot occupancy of 75%. On the subject property, which is a corner lot, no side yards are required but a rear yard is required the width of which much be equivalent to 3 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. (Section 401.1). The applicant is requesting a variance from this rear yard requirement.

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V. Proposed Project Description and Variance Justification

The proposed apartment house features an innovative and attractive design with an L-shaped main building along 13th and N Streets, three-story "carriage house" buildings along the west side of the property, and a landscaped interior courtyard. This design and massing plan places lower building elements at the interior edges of the site and achieves a superior design than would be typical a standard, rectangular building on the site with a normal rear yard.

A major benefit is that the other buildings in the square (to the south, southwest and west) will face a more open and low-scale interior of the site, again in comparison to a more standard, rectangular building. The building reinforces and frames the street frontages while stepping down to the southwest in the direction of neighboring buildings, leaving neighbors with relatively more open space and low scale, interesting building elements in their viewshed.

It should also be noted that the courtyard provides virtually the equivalent amount of open space as the normally provided rear yard and in a more useful and attractive format. There is an existing 15- to 30-foot-wide alley abutting the site to the south, and the neighboring apartment house to the west has its garage driveway open to the sky and a resultant building setback on its east side facing the proposed building in this application.