RSN

STATEMENT OF EXISTING AND INTENDED USE

The Subject Property, Lots 40, 41, 47, 48, 803-805, 808, 809, 811-817, 854, 855, 857-863, and 868-870 in Square 517, is currently vacant and used as a parking lot. The applicant is requesting permission to construct a 13-story apartment house with four levels of below grade parking and ground floor retail uses. The property is zoned DD/C-2-C and is subject to Zoning Commission Order No. 940, as an amenity site to the Planned Unit Development ("PUD") of the Woodward & Lothrop Building at 1025 F Street, NW. Under the PUD, the Subject Property shall be developed as an apartment house with at least 200,000 square feet of residential use provided and with commercial development provided on the ground floor and cellar level only, none of which is to include principal office uses.

In order to construct the proposed apartment house, the Applicant requests approval of variances from the lot occupancy restriction and side yard requirement of the C-2-C Zone and for special exception relief in order to provide more than one roof structure.

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Board of Zoning Adjustment
District of Columbia
CASE NO.16881
EXHIBIT NO.11