JKW*Design*
11001 John Paul Jones Ave.
Ft. Washington, MD 20744

Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

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RE: 1513 and 1515 Independence Ave.

April 29, 2002

To Whom It May Concern:

On behalf of the owner of the above referenced property, I am filing this application for a zoning variance for the following zoning regulations:

Section 401: Minimum Lot Dimensions
Pursuant to section 401.1 of the zoning regulations, relief is requested to enlarge the existing structures which did exist before May 12, 1958, but does not comply with all other provisions of this title.

Section 403: Percentage of Lot Occupancy
Pursuant to section 403.2 of the zoning regulations, relief is requested to enlarge the existing structures beyond the allowed 60% lot occupancy.

Section 404: Rear Yards
Pursuant to section 404.4 of the zoning regulations, relief is requested to provide an addition into the rear yard of 1515 Independence Ave. that encroaches the rear yard requirement more than the existing structure that was existing on May 12, 1958.

Section 401: *Courts*
Pursuant to section 406.1 of the zoning regulations, relief is requested to enlarge the existing structures.

The properties in question are extremely small dwelling units with only two floors. The width of the finished interior is just over 11 ft. and the depth is only 41 ft. The relief requested above will allow the owner to refurbish these dwelling units in accordance with modern standards and make them liveable once again. The units are in an advanced state of deterioration and are a major eyesore to the community. The structure of both units (roof and floor framing and portions of the rear exterior walls) is severely damaged due to water infiltration, making both units unsafe. The small rear yard of 1515 is used for dumping and drug activity. The owner wishes to totally rehabilitate these units and help revitalize the community. Thank you for your consideration in this matter.

Sincerely,

Warren K. Jones
JKW Design

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Board of Zoning Adjustment
District of Columbia
CASE NO.16895
EXHIBIT NO.9