Docket No. 16901

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

STATEMENT OF EXISTING AND INTENDED USE IN SUPPORT OF APPLICATION

COMES NOW The Most Worshipful Prince Hall Grand Lodge of the District of Columbia (hereinafter the "Applicant"), by and through its counsel of record, Anthony M. Rachal III, Esquire, and in support of an Application for a Special Exception states as follows:

1. The Applicant is the owner of the subject property known as Lots 824 and 825 in Square 333 which is located at 1906 Vermont Avenue, N. W., Washington, D. C. 20001 and the owner of the premises at 1000 U Street, N.W. Washington, D. C. 20001 which are connected via an open and paved public alley.

2. This subject premises is currently vacant land and located in an R-4 Zone.

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3. The Applicant previously applied for a Certificate of Occupancy for "Accessory Parking to 1000 U Street, N.W." and such request was disapproved by letter of the Zoning Administrator dated June 19, 2001, a copy of which is attached hereto and incorporated by reference herein from the Application.

4. The completed Application filed on behalf of the owner seeks approval of the Board of Zoning Adjustment pursuant to its authority under the provisions of DCMR Title 11, Section

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3104.1 to grant a special exception permitting the use of the premises for "Accessory Parking to 1000 U Street, N.W." under the provisions of DCMR Title 11, Section 214.1 to establish such use in an R-4 Zone.

5. The proposed accessory parking lot is less than 5,000 square feet of area.

6. The Applicant proposes to provide nine spaces for its membership, including its Directors, officers, employees and tenants of the 1000 U Street building.

7. Under the Application, each proposed parking space will measure approximately 19' x 9' with a drive aisle width of 20' between two rows.

8. The Application provides for landscape treatment as required on five (5%) percent of the lot size and for the required paving with four (4') inches of impervious material.

9. The Applicant will meet all environmental requirements and sediment control measures during construction or afterward as imposed by the Federal or District of Columbia Governments and any conditions as required by the Board of Zoning Adjustment.

10. The proposed hours of operation are 8:00 a.m. Until 12:00 midnight.

11. The Application will have the subject site secured by a locked gate when not in use and will provide the site with a guard-on-duty during evening hours.

12. The subject premises are located in the demographically changing commercial area which is in proximity to a renaissance of business, cultural, and entertainment activities, including the recently dedicated Black Civil War Memorial adjacent to 1000 U Street and the newly opened Bohemian Cavern Restaurant across from 1000 U Street.

13. The proposed use will have no adverse traffic impacts and will enhance the quality of life for the neighboring residents and businesses by a reduction in demand for on the limited street parking.

14. For the aforestated reasons, the Application is a reasonable request for relief under the provisions of the special exception regulations.

Respectfully submitted,

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