STATEMENT OF EXISTING AND INTENDED USE

The Monterey Cooperative, Inc. (the "Applicant") is the owner of the existing apartment building, known as the Monterey Apartment building, located at 2902 Porter Street, N.W. (the "Property"). The Monterrey Apartment building was originally constructed as an apartment building in 1922 and was designed by the architectural firm of Stern & Tomlinson. The Classical Revival building is six bays wide at the Connecticut Avenue elevation and twelve bays wide at the Porter Street elevation. The existing building is non-conforming as to: height; floor area ratio (FAR); lot occupancy; rear yard; side yard and roof structure. The property is located in the Cleveland Park Historic District.

The building was originally designed to accommodate two stores along Connecticut Avenue. The entrance to the apartment units is from Porter Street. The commercial space is now occupied by one commercial tenant, 7-11. The existing building includes 29 residential units.

The proposed renovations to the Monterey will allow for a general upgrade of the building and will establish residential recreation space on the roof of the building. The fully renovated building will retain all 29 residential units. In addition, the first floor space along Connecticut Avenue will remain as commercial space and the apartment units will continue to be accessed from Porter Street.

D.C. BOARD OF ZONING
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BZA
Case No. 16949
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16949
EXHIBIT NO.4