BZA Application No. 16951

1921 Kalorama Road, N.W.
(Square 2539, Lot 300)

Statement of Existing and Intended Uses

The Applicant, Southwest Properties, Inc., is the owner of 1921 Kalorama Road, N.W. (Square 2539, Lot 300)(the "Subject Property"). The Subject Property is improved with a five-story apartment building, the Kalorama Apartments, with fifty-seven (57) units constructed in 1929. The Subject Property is zoned R-5-B and located within the Kalorama Triangle Historic District.

The Applicant proposes to locate a consolidated management office on the lower or terrace level of the Subject Property which will provide on-site services for this building and administrative services for the residents of five other small to mid-size District of Columbia apartment buildings under related ownership and managed by the same management company, Realty Management Services, Inc. A management office serving only this building is a permitted accessory use.

The proposed consolidated management office will be approximately 500 square feet and staffed with three (3) to four (4) employees Monday through Friday from 8:00 a.m. to 5:00 p.m. The Applicant expects no more than five (5) to ten (10) outside visitors (residents, guests, apartment applicants) to the office on a daily basis, including contractors providing services directly to the Subject Property. Access to the office will be from the existing 20th Street building entrance directly into the terrace level lobby. At the 20th Street entrance, access will be limited to tenants and authorized visitors admitted by the office. Within the lobby, access to the apartment units and elevators to the upper floors will be secured and only permitted to tenants. The Applicant has created three (3) options for the 20th Street lobby area, attached.

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Exhibit No. 4

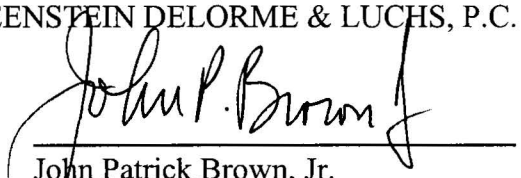
Board of Zoning Adjustment
District of Columbia
CASE NO.16951
EXHIBIT NO.4

Satisfaction of Applicant's Burden of Proof:

As a result of the unique condition of the Subject Property, the Applicant has encountered undue hardship in using this lower level space for residential purposes and providing on-site management services to the residents. Specifically, the limited size of the apartment building (57 units) makes it impractical and uneconomical to maintain a management office and staff for this building alone. Also, the lower level space became vacant and was not well-suited for continued residential purposes because of its undesirable exterior view, immediate proximity to the 20th Street entrance and high traffic volume of residents. As proposed, the consolidated management offices will provide beneficial services to the residents of the building which would otherwise not be available. No negative impact on the residents will be created because of the limited scale of the office operations, minimal number of visitors, and enhanced security and services to be provided. The management office is consistent with the Zoning Regulations and its limited expansion to provide services for residents at other apartment buildings does not undermine the purpose and intent of the Zoning Plan.

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

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