STATEMENT OF EXISTING AND INTENDED USES

The Subject Property (Square 155, Lot 150) is improved with a three-story-plus-attic-story building currently used for offices.

The Applicant, the German Marshall Fund of the United States, requests special exception approval from the Board of Zoning Adjustment in order to construct an addition to 1742 R Street, NW, for use as offices. The building addition proposed will consist of a rooftop addition to the building on the Subject Property and an addition to the rear of the building to provide for stair and elevator access. The net increase proposed by the Applicant is approximately 832 square feet, 85 percent of which would be dedicated to circulation space.

The Applicant has purchased the Subject Property and plans to connect the building on the Subject Property with the Applicant's offices at 1744 R Street, NW, by creating openings in the lot-line wall for the buildings. As both buildings are considered contributing buildings to the Dupont Circle Historic District, the Applicant is likewise proceeding with the historic preservation review process.

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Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16953
EXHIBIT NO.4