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BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE
DISTRICT OF COLUMBIA

Application of Richard Nappi

BZA Application No. _____
Hearing Date: _____
ANC: 2C

STATEMENT OF THE APPLICANT

I.

NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Richard Nappi (the "Applicant") in support of the above-referenced application for variances from the requirements of Sections 330.5, 401.3 and 2101.1of the Zoning Regulations. The request is being made in order to allow the Applicant to restore and rehabilitate two crumbling, deteriorating and condemned rowhouses into seven condominium units on Lots 36 and 37 of Square 479 (the "Property"). **The Application and the Proposed variances has the unanimous support of Advisory Neighborhood Commission ("ANC") 2C.**

II.

JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the "Board") has jurisdiction to grant variances requested herein pursuant to Section 3103.2 of the Zoning Regulations.

III.

BACKGROUND

A. Description of the Subject Property

The subject Property are two small, narrow rectangular lots located in Square 479 of approximately 2,283 square feet individually and 4,566 square feet collectively. The Property is improved with two rowhouses. The rowhouses have been abandoned and

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Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
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condemned for a very long time and have been the source of significant drug activity, rodent infestation and vagrant squatting. The rowhouses were constructed in the early twentieth century. The rowhouses are crumbling and deteriorating. The Property is not located in a historic district. The Property is designated on the District of Columbia Comprehensive Plan Generalized Land Use Map as medium and low density residential.

B. Description of Surrounding Area

The Property is located in an area with a mix of apartments, cooperatives, condominiums, commercial and residential. The Property is bordered by O Street to the South, a Baptist Church to the North, an abandoned and condemned rowhouse to the west and a church to the east. The Property is zoned R-4. The neighboring properties are zoned R-4, R-5-B, R-5-D, C-2-A and C-2-B. There are parking lots at the Community Center at 6th and O Streets, the O Street Market, an old DC Public School Bldg. located on O Street between 5th Street and New Jersey Avenue and the numerous apartment complexes.

C. Description of the Requested Variances

The exceptionally small size of the lot and practical difficulties of economically rehabilitating the dwellings on the Property requires the Applicant to seek a variance from the requirements of the Zoning Regulations concerning lot area.

The uniqueness of the Property because it resides in Square 479 that has no alley and thus no rear yard access requires the Applicant to seek a variance from the parking requirements.