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O STREET CONDOMINIUMS PROJECT DESCRIPTION

Blue Sky Housing O Street, LLC (the "Developer") is requesting the approval of the Board of Zoning Adjustment ("BZA") for the Developer's Zoning Application requesting a lot area variance and parking variance for lot 36 in 0479 square and lot 37 in square 0479. The Developer is proposing to develop seven condominium units at lot 36 in square 0479 and lot 37 in square 0479 commonly known as 505 and 507 O Street, NW, Washington, DC (the "Project"). The condominiums and the condominium association will be known as the Historic O Street condominiums. The condominium consists of the land and improvements thereon. The Project is being constructed on land which was improved with two rowhouses. The two rowhouses are currently in disrepair and unoccupied. The two rowhouses will be rehabilitated and when completed will consist of a three story, plus a basement level, structure constructed of primarily masonry, wood, brick veneer and glass. When complete, the project will contain seven (7) residential units (see unit description below). The Project will not have any parking space units because the Project is located in a square that does not have an alley. The Project is located in the 500 block of O Street, NW where there are only three rowhouses which the Project is two of the three rowhouses. There is ample space for street parking and the Developer is seeking out land or spaces in the surrounding area so that each condominium unit has a designated parking space. The total square footage of the project will be approximately 7,500 square feet. Construction shall commence by March 1, 2003 and shall be completed by October 30, 2003. Each unit of the condominiums will have recessed and track lighting, standard appliances including: refrigerator, stove, microwave, dishwasher and washer/dryer, granite countertops, hard wood floors and granite and tile floors in the bathrooms, gas fireplace, alarm system and the back of the house will be framed in glass. The project will be fully sprinklered. Developer plans to sell all the units but reserves the right to lease any units.

Please Note the Zoning Application was filed under the name of the current owner, Richard Nappi, because the Developer is not due to close on the property until the first week of December 2002.

BZA
Case No. 16983
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
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