REVISED
Application No. 16983 of Richard Nappi

NOTE: Richard Nappi sold the property to Earle C. Horton, III. Attorney Horton is the new owner and agent operating under the name Blue Sky Housing O Street, LLC. Exhibit No. 31.

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance from the minimum lot area requirements under subsection 401.3, and a variance from the off-street parking requirements under section 2101, to allow the conversion of two contiguous row dwellings into a seven unit apartment building at premises 505 and 507 O Street, N.W.

ZONING:	R-4 District
SQUARE & LOT:	Square 479, Lots 36 & 37
OFFICE OF PLANNING:	**OP does not recommend approval of the variance from the minimum lot area requirements; however, does recommend approval of the off-street parking variance. Exhibit No. 28. The report was timely filed.**
DDOT:	**The DC Department of Transportation recommends APPROVAL of the application. Exhibit No. 29. The report was filed one day late.**
ANC-2C:	**The ANC recommends APPROVAL. Exhibit No. 30. The report was filed late; a waiver is needed.**
REQUEST FOR PARTY STATUS:	**NONE**
AFFIDAVIT OF POSTING:	The property was posted and the Affidavit of Posting timely filed. Exhibit No. 27.

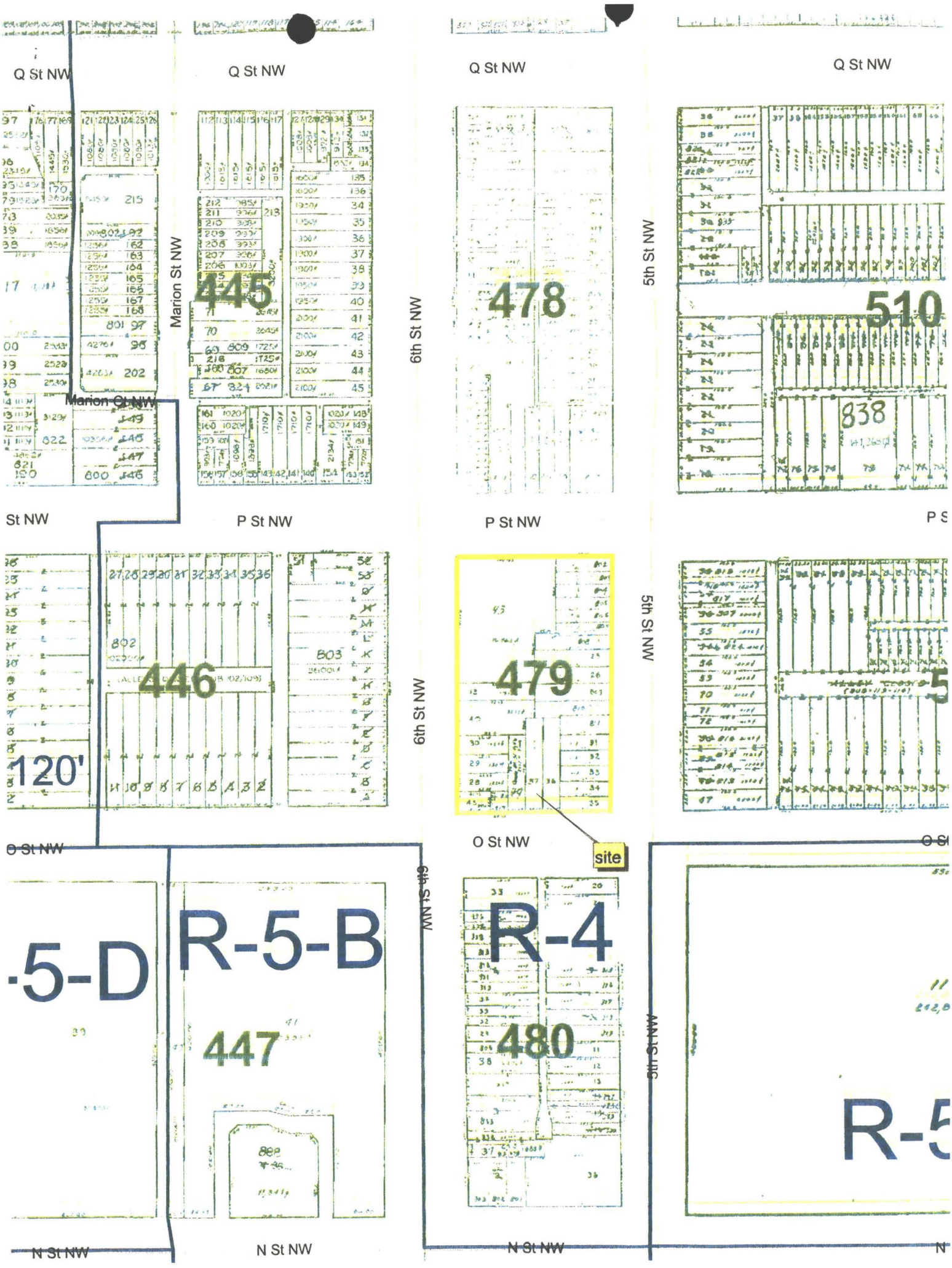
NOTES:
The Applicant is proposing to construct a seven-unit condominium project in the Shaw neighborhood. Two deteriorating rowhouses are located on the site. The Applicant's proposal would incorporate as much as possible of the rowhouses into the proposed development by salvaging the existing structures. The Applicant intends to combine the lots into one lot of record, if the BZA application is approved. The site does not have alley access.

The site is not located in a Historic District.

The Original owner, Richard Nappi, sold the property on January 24, 2003 to Blue Sky Housing O Street, LLC.

BZA
Case No. 16983
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 16983
EXHIBIT NO. 33


Q St NW
Q St NW
Q St NW
Q St NW
Marion St NW
6th St NW
5th St NW
445
478
510
838
Marion Ct NW
St NW
P St NW
P St NW
P S
446
479
120'
6th St NW
5th St NW
O St NW
site
O St NW
O St
-5-D
R-5-B
R-4
447
480
R-5
N St NW
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