SUPPLEMENTAL STATEMENT FOR BZA CASE NUMBER 16986
2131-33 TENTH STREET, NORTHWEST
LOTS 58 AND 59 IN SQUARE 358

Pursuant to Section 199 of the D.C. Zoning Regulations, there are several definitions that should be cited. There are definitions for gross floor area ,cellar, basement, an apartment, bachelor apartment, apartment house, dwelling unit, habitable room, rooming unit , rooming house, and boarding house. Boarding of Zoning Adjustment Appeal Case for 5620 Colorado Avenue, N.W., the Samaritans Inn Case, (1994-1995), Brightwood Citizens Association and The Sixteenth Street Citizens Association V D.C. Zoning Administrator (DCRA) and a D.C. Court of Appeals Case (1994-1995) Samaritans Inn V the Department of Consumer and Regulatory Affairs, definitions of the aforementioned terms were thoroughly discusses. The proposed apartment unit is allowed by definition under the D.C. Zoning Regulations and the unit must comply with the D.C. Building and the D.C. Housing Codes. An apartment unit is allowed to exist in a basement or a cellar provided that all applicable Codes are satisfied.

RECEIVED
D.C. ZONING
2003 MAR 25 PM 4:08

PRACTICAL DIFFICULTIES AND UNIQUENESS

The major practical difficulty is the unique size and the narrow configuration of the existing lots. There is a three foot wide easement which runs north to south along the east lot line of lots 58 and 59. To the south lot line there is an existing single family dwelling. To the east there is an existing structure. The lot is bounded on the north and the west by public space. The combined lot width of lots 58 and 59 is 27.5 feet. The depth of lots 58 and 59 is 50 feet. The total lot square footage of both lots is 1,375 square feet.

To the north side of the property there is an existing curb cut, which starts at 27 feet and four inches from tenth Street, N.W., along W Street, N.W.. The project proposes to use the existing curb cut to provide access to required off-street parking provided in the lower level.

There is no more land adjacent to lots 58 and 59 to acquire. The unique size and configuration of the property presents practical difficulties and thus limits the architects ability to comply with all provision s of the D.C. Zoning Regulations, thus requiring variance relief from Sections 403,2, 402.4, 404.1 and 406.1. The small lot size poses a significant limitation to the overall utility of the corner lot.

BZA
Case No. 16986
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO. 16986
EXHIBIT NO. 37

03/25/2003 16:01 3014998816 STAPLES PAGE 02

CONCLUSION

The proposed project is consistent with the Ward 1 Plan and the District of Columbia Comprehensive Plan. The proposed use complies with the use provisions of Section 350, the D.C. Zoning Regulations, however, because of the properties unique smallness an narrowness and small lot area, area variances are required to build an apartment house. The zoning classification changed from C-M-1 Commercial- Light Manufacturing to R-5-B residential in 1989.

The plans have been presented to ANC1B and the Cordoza-Shaw Neighborhood Association and both organizations have submitted written approval to the Board of Zoning Adjustment. The proposed development will improve lots upon which now sits a dilapidated, abandoned service gas station. Currently, the fence installed to secure the lot has been cut. The lots have been used to dump trash and used motor oil. There is a D.C. Public School within two blocks to the south of the lots on Tenth Street N.W.. Under the Ward 1 Plan, this project will provide for the development of new housing for the District of Columbia and it will clean up lots which have now become an eyesore and will eliminate life safety issued posed by a vacant building.

There is no threat to the public good. The proposed project does not pose a problem with light, air, ventilation with the existing adjacent properties. The proposed use will stabilize and improve conditions of the corner lot and under Section 707 of the D.C. Comprehensive Plan .

Gladys Hicks

03/25/2003 16:01 3014998816 STAPLES PAGE 03

STAPLES Copy Center

#172 CAPITOL HEIGHTS, MD

Complimentary Fax Cover Sheet

To: D.C. Board of Zoning Adjustment	From: Gladys Hicks
Fax # (202) 727-6072	Phone # (301) 350-4962
Date: 3/25/03	☒ Urgent ○ Confidential ○ Confirm Receipt
Number of Pages: 3 (Including Cover)	Reply Fax #: (301)499-8816

Message:

BZA Case # 16986 Statement

Gladys Hicks

RECEIVED
D.C. OFFICE OF ZONING
2003 MAR 25 PM 4:03

Staples Copy Centers also offers these additional services:

High Speed Black and White Copying
Binding Services
Custom Printing
Digital Color
Laminating Services
Custom Checks & Forms
Convenient Self-Serve Copiers
Custom Stamps & Engraving
Personalized Calendars

Your UPS Authorized Shipping Outlet

STAPLES Ship Center

Online Copying:
From your Desktop PC to your doorstep
in as little as two hours!
For Details see us at:
http://staples.nowdocs.com