January 27, 2003

Office of Zoning
441 4th Street, MW Suite 210-S
Washington DC 20001

Re: Detailed Statement regarding Special Exception (223,3104) for 500 P Street NW

Dear Board of Zoning Adjustment (BZA):

I am writing regarding 500 P Street, NW (Lot 802, Square 802) with regards to burden of proof under Special Exception under 223,3104. The property is a currently an unoccupied non conforming single family dwelling (sfd) with 630 square feet on the first floor, and 495 square feet on the second floor.

The sfd is zoned R-4. The width of the lot is 17' and length 68'19", with a total a lot area of 1,156 square feet. The house occupies 630 square feet on two floors, 61.5% lot occupancy.

Using Special Exception under 223,3104, we propose to increase the lot occupancy from 61.5% to the maximum of 70% lot occupancy. The first floor and second floors will increase to 900 square feet each (15'X49'). These additions will add a second bedroom, increase the size of the master bedroom and increase closet space, add an eat-in kitchen, and generally add to the living conditions of the sfd. These additions are consistent with other neighborhood renovations.

Although this addition maximizes the lot occupancy, these additions add to the property value, beautification of the neighborhood, and the livable space of the sfd.

More specifically, this addition is consistent with the general intent and purpose of the Zoning regulation map because the livable space is being increased, and the zoning will remain the same. Since the use will remain the same, there will be no affect to the neighboring property due to increased traffic, noise, or lighting.

This sfd location, corner lot, is unique because there is approximately 32 square feet of public space that has been maintained by the sfd owner as his own. This space was thought to be part of the property, and was included in the overall plan for the sfd; the area is going to be landscaped, and fenced in (wrought iron), and maintained by the owner. These upgrades contribute to the overall beautification of the neighborhood. These upgrades are in addition to the bricking of the house.

The basis for this special exception request is to add to the lot occupancy of sfd, the aesthetic look, and the landscaping, which will bring both tangible, and intangible results to the neighborhood while maintaining the purpose of the Zoning Regulations and Map. Should you require any additional information, please do not hesitate to call me. Thank you.

Regards,

Reginald Waters 202.285.1751
Agent for 500 P Street, NW
Washington DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 31 PM 12:04

BZA
Case No. 16993
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 16993
EXHIBIT NO. 3