Summary of Relief Being Sought:

Section	Summary of Requirement
Area Variance under the authority of § 3103.2:	
§ 774.1 and 2001.3(b)(2)	**Provide a rear yard of a minimum depth, here at least 12' 0," and not *"... extend any existing, non conforming aspect of [a non-conforming] structure."*** [The existing (consolidated) building provides no rear yard along 90.1 of its 105.0 foot width at the rear property line. The required rear yard in question supplants that of the existing premises at 1501 14th Street (i.e., 1333 P Street), which has no rear yard for any portion of its corresponding 105.0 foot wide "rear" property line. The non-conforming depth of the required rear yard would thus be "extended" for 14.9 feet.]
Special Exceptions under the authority of § 3104.1:	
§§ 771.1 and 411.11	**Provide no more than one roof structure or penthouse and provide that its walls be uniform in height.**
§§ 1903.4 and 1906.1	**Devote not *"... less than fifty percent (50.0 %) of the surface area of streetwall(s) at the ground level of the building on a pedestrian street*** *[14th Street is such a street where it meets the lot line of the subject property]* ***... to display windows or entrances to ... the building."***

* * * *

Suggested Hearing Notice:

Application of Studio Theatre, Inc., pursuant to 11 DCMR §§ 3103.2 and 3104.1 for (a) a variance from the rear yard requirement of § 771.4 and 2001.3(b)(2) and (b) a special exception to allow more than one roof structure, one of which provides screening walls that would not be of equal height, under § 771.1 and (c) a special exception to allow less than fifty percent of the surface area of the streetwall along 14th Street at the ground level to be used for display windows and entrances under § 1903.4; the above variance and special exceptions to allow additions to the existing buildings for use as a legitimate theatre at the premises, 1501-1507-1509 Fourteenth Street, NW (Square 241, Lots 830, 834 and 835) within a single, unified building to be located on a single record lot now being created.

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17005
EXHIBIT NO. 11