STATEMENT OF EXISTING AND INTENDED USE

The subject property is currently used as a parking lot. The applicant intends to build an apartment house on the subject property. The apartment house will consist of approximately thirty units, rising to a height of 76 feet with a floor area ratio of approximately 6.4 with no roof structure as such, or, in the alternative, rising to a height of 66 feet, a floor area ratio of 6.0, and with a roof structure.

Additional FAR, currently estimated as 0.6, is needed (and sought) for parking spaces that will be on a garage level below the first residential or main floor. A portion of this garage level will be 4'0" or more above grade and a portion below, exact amount to be determined from topographic survey and not yet in hand. The portion more 4'0" or more above the grade is considered gross square footage and is included when determining FAR.

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Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 4