APPLICANT'S BURDEN OF PROOF FOR AREA VARIANCE
FOR
915 RHODE ISLAND AVENUE NW

1. The physical characteristics of the property:

- Building developed as a medical office building creating practical and economic hardships for restructuring interior space for use as row houses or flats.
- An elevator, elevator machine room, generator room and mechanical room are provided within the building, adding to the spacial and economic hardship to conform to single family residential use.
- Current interior configuration contains two fire stairs, one at the north, a second at the south end of the building.
- Interior structural framing does not lend itself to row house or flat residential usage.
- Building's shape is 43 feet wide and 80 feet deep, dimensions which extend beyond single family configurations.

The shape and size of the property and the economic hardship make it difficult for the owner to use the property in compliance with the Zoning Regulations.

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D.C. BOARD OF ZONING

2. Granting the application will not be of substantial detriment to the public good- ie. traffic, noise, lighting, etc.

- The existing traffic level and pattern will not be affected because five parking spaces are provided for tenant use at the rear of site with alley access to Rhode Island Avenue and 9th Street. Metro Transit buses and trains are located within 2 blocks of the site.
- The number of tenants residing in the building would be less than the number physicians and patients visiting and working in the building. The building will be finished with double glazed windows and insulation on the exterior which reduces the noise level. Therefore conversion of the medical building to an apartment building would not increase the noise level.
- There will be no increase in the amount of public lighting fixtures. The lighting fixtures added to the building will not be a detriment to the public good. It be an asset to the public by increasing the lighting at the rear of the building and in the adjacent public alleys to the North and West of the building.

Granting the application will not be of substantial detriment to the public good- ie. traffic, noise or lighting.

3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

- Building was developed as a medical office building in 1958,(a non residential structure) the year zoning regulations were created.
- Apartment buildings are allowed by 11DCMR as a matter of right.
- The adjacent east land usage, a YWCA is structured as an apartment building with efficiency and one bedroom apartments. Therefore the requested use is compatible with the adjacent use. In addition the two buildings are separated from other land uses by two major traffic arteries 9th Street and Rhode Island Avenue and two public alleys.

The conversion of the medical building to apartment building is consistent with the intent and purpose of the Zoning Regulations and Map.

Case No. 17035
Exhibit 11

Board of Zoning Adjustment
District of Columbia
CASE NO. 17035
EXHIBIT NO. 11