STATEMENT OF EXISTING AND INTENDED USE

The Subject Property is currently improved with a ten-story building, constructed pursuant to HR/SP-2 zoning in effect at the time of permitting, and special exception and variance relief approved by the BZA in Order No. 14002. The building is occupied as offices by the District of Columbia Youth Services Agency pursuant to Certificate of Occupancy No. CO 28793, issued February 15, 2002. Prior to the Applicant's purchase of the building in 1999, the building had not been occupied nor had the building's interior finishes been completed.

The Applicant proposes to continue the use of the building for office use. Since the building's construction, the Subject Property has been rezoned DD/C-2-C. The Subject Property is subject to the provisions of the DD Overlay, pursuant to §1700.5 of the Zoning Regulations , and as a result of the extensive alterations made to the building to ready it for occupancy. The Applicant plans to provide the required residential use of the DD/C-2-C zoning via combined lot development with the property located at Lot 51, Square 517, pursuant to §1708 of the Zoning Regulations.

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Board of Zoning Adjustment
District of Columbia
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