STATEMENT OF EXISTING AND INTENDED USES
1445 Church Street, N.W.

The property located at 1445 Church Street, N.W., Lot 106 in Square 209, (the "Property") is owned by Rainbow Lofts, LLC (the "Applicant"). The Property is located in the ARTS/C-3-A District and the Greater 14th Street Historic District. The Property is currently improved with an existing building that formerly housed the Rainbow Auto Body Painting Company.

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The Applicant intends to renovate the existing building and incorporate an addition to the building in order to develop a 21 unit residential building on the Property (the "Project"). The Project was presented to the Q Street Association and ANC 2F, and was approved by the Historic Preservation Review Board ("HPRB"). The Applicant submitted a building permit application for the Project that was fully compliant with all matter-of-right zoning requirements for the Arts/C-3-A District. On August 14, 2003, a building permit was issued for the Project. At the current time, construction activity on the Property is occurring.

Presently, the Project includes 272 square feet of residential recreation space in the rear of the Property, at grade, adjacent to the alley and the existing seven parking spaces. The Applicant proposes to remove this at grade residential recreation space and replace it with two additional parking spaces. The Project will still have a rooftop terrace that provides 2,504 square feet of residential recreation space. The Applicant believes that the creation of two additional parking spaces on the Property will help further mitigate any impacts that the Project may have on the availability of off-street parking in the immediate neighborhood.

BZA
Case No. 17115
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17115
EXHIBIT NO. 4