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MEMO:

To: **The Board of Zoning Adjustments**

Ref: **601 Massachusetts Avenue, NE; Square: 866 Lot: 809**
Application for "Relief from Parking Requirement"; and
permission to exceed the Percentage of Lot Occupancy Requirement".

Date: **10/14/2003**

BURDEN OF PROOF:
Subsection 3104.1

I, hereby submit this application for "Relief from Parking Requirement and "Permission to exceed the maximum allowable Percentage of Lot Occupancy".

The existing site (a corner lot, 1,540 square feet) is currently occupied by a one-story "Laundry". The existing Laundry footprint occupies approximately 60% coverage of the site. The site is under developed as per which is allowed in R4.

I, propose to maintain the current "Laundry", built in 1900 because it has historic significance; and add a new two-story, two-family, Row House Flat at the second and third floors above the Laundry.
The zoning characteristics of the proposed development are as follows:

Maximum Building Height--less than 40 feet;
Rear Yard--20 feet (provided);
Side Yard--N/A
Front Yard--N/A
Court Yard--N/A
Percentage of Lot Occupancy: 85% (25% in excess of the 60% allowed)

BZA
Case No. 17124
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17124
EXHIBIT NO. 6

1) **The proposed development will be consistent with the general intent and purpose of the current Zoning Regulations and Map due to:**
   a) **The existing corner lots in the immediate area do not have "Parking";**
   b) **All the existing corner lots in the immediate area are built in excess of 60%.**
   c) **The proposed mixed-use with commercial on the ground floor at the corner with residential above at the second and third floors are common practice in both the immediate area and throughout Capitol Hill. The area is predominately residential row house with corner stores.**

2) **The proposed intended uses are compatible (same) use as the neighboring property. There is no increase in traffic, noise, lighting due to design, appurtenances or usage.**

3) **The configuration ("triangular with a long narrow leg") of the existing lot poses an undue hardship in achieving a design for the intended use and maintain a historical balanced appearance. The length of the rear yard is 20 feet; but the width of the lot is only 11.56 feet. The only area for parking is from 6th Street but is prohibited due to the size of the rear yard.**

4) **The triangular shape of the lot which extends into a 11.56 feet wide rectangular create an use barrier in building design and useable space . "11.56 feet is only wide enough for one small room".**
   The only way to may it useable would be to lengthen the rectangle. Lengthening of the rectangle to an usable length exceed the Zoning Lot Occupancy Limitation by 25%.

5) **As delineated above, this application, the proposed design is in compliance with all Zoning Regulations, except "the requirement for parking and the percentage of lot occupancy". The bay windows and projection are in compliance with 1999 DCMR Supplement, "Projection Requirements onto Public Space."**