Suzane Reatig Architecture
1312 8th Street NW
Washington D.C. 20001
Tel. 202.518.0260
Fax 202.299.9312

February 12, 2004

RE: Form 121: Applicant's Burden of Proof for a Variance for the property located at 1312 5th Street NW

The United House of Prayer for all People, a nonprofit organization, wishes to build a flat on a vacant lot, which does not comply with the minimum lot area and lot width. The lot is 15 feet wide and has an area of 1251 square feet.

1) The physical characteristics of the property:

   a. make it difficult for the owner to use the property according to Zoning Regulations.
   b. A vacant lot causes a financial hardship to the owner, in the form of maintenance costs and high taxes for vacant property.

2) To construct an infill lot will preserve the residential fabric of the street and will be consistent with the existing residential use.

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

Suzane Reatig, FAIA

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Case No. 17146
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17146
EXHIBIT NO. 3