SUPPORTING DOCUMENTATION

1. Form 120: enclosed.

2. Submission of form to Office of zoning.

3. Filing fee: paid.

4. A. Zoning Administrator's Memorandum directing applicant to Board of Zoning Adjustment: enclosed.

   B. Original and 20 copies of plat, drawn to scale and certified by a DC licensed survey engineer of the D.C. Office of the Surveyor: enclosed.

   C. Detailed statement of existing and intended use of the building:

   Existing use: The property is currently a three-story with basement single family row house structure in a R-4 zoning district that has been abandoned for the last several decades.

   Proposed use: The applicants propose to totally renovate the structure and convert each floor to separate living quarters as separate condominium units, which, will completed, will offer four (4) separate condominium units.

   D. Detailed statement explaining how the application meets the specific tests of DCMR title 11, Sections 330.5(c) and 401.3:

   Pursuant to the memorandum of the Zoning Administrator directing the applicant to the Board of Zoning Adjustment, dated May 13, 2003, applicant must seek variance from the provisions of DCMR title 11, Sections 330.5©) and 401.3.

   The lot is shallow and unusual in size and shape, and, as such, presents peculiar and exceptional difficulties in developing. The exceptional conditions are that the property already has three stories and a basement, but which are dilapidated and in an extreme state of disrepair.

   The "practical difficulties" that would be "unnecessarily burdensome" to Applicant should the application for the use variance not be approved are Renovation of the structure to a single family house, significant changes in income and the mortgage financing circumstances of the property, and the deprivation of living units for four families in the neighborhood.

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The relief can be granted without substantial detriment to the public good inasmuch as the community fully supports the application. In addition, Ward 1, the area in which this structure is located, has already experienced displacement for reasons including building abandonment as present in this case. By renovating and converting the building to four (4) condominium units, the building will provide living units for four families. Retention of these units also comports with the District's high priority objective of retaining existing residents and gaining 50,000 to 100,000 more residents within the next ten (10) years.

The existing density of the building of this size in this location and district is congruent with the R-4 district's intent to create moderate density neighborhoods with additional living units.

E. Three color photograph views of appropriate size showing the front, rear and sides or property: enclosed.

F. Name, addresses or the owners of all property within 200 feet in all directions from the boundaries of the property involved in the application and self-stick labels of the names and mailing addresses of the owners of the property: enclosed.

G. The name and mailing address of any person who has a lease with the owner for all or part of any building located on the property involved in the application: no such lease exists.

H. Documentation or a copy of the Certificate of Occupancy showing the current authorized use: the property has historically been used as a single family residence, and, therefore, no certificate of occupancy has been issued.