430 THIRD STREET CONDOMINIUMS PROJECT DESCRIPTION

Dinesh Sharma and Murali Nadipelli (the "Owner") is requesting the approval of the Board of Zoning Adjustment ("BZA") for the Owner's Zoning Application requesting a lot area and width, lot occupancy, parking, rear yard, and use variance for lot 835 in square 0755 commonly known as 430 Third Street, NE, WDC (the "Property"). The Owner is proposing to develop four condominium units at the Property (the "Project"). The condominium consists of the land and improvements thereon. The Project is being constructed on land which is vacant with no structure situated thereon. The Owners will construct a historically friendly building consistent with the neighborhood that when completed will consist of a three story, plus a basement level, structure constructed of primarily masonry, wood, brick veneer and glass. When complete, the project will contain four (4) residential units (see unit description below). The Project will have one (1) parking space unit in the rear with alley access. Also, there is ample space for street parking and the Union Station Metro only two blocks away. The total square footage of the project will be approximately 3,200 square feet. Construction shall commence by June 1, 2004 and shall be completed by November 30, 2004. Each unit of the condominiums will have recessed and track lighting, standard appliances including: refrigerator, stove, microwave, dishwasher and washer/dryer, granite countertops, hard wood floors and granite and tile floors in the bathrooms, gas fireplace and alarm system. The project will be fully sprinklered. Developer plans to sell all the units but reserves the right to lease any units.

BZA
Case No. 17166
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17166
EXHIBIT NO. 6

430 THIRD STREET CONDOMINIUM UNITS DESCRIPTION

UNIT #	DESCRIPTION
1	2 bedroom, 2 bath, den
2	2 bedroom, 2 bath, den
3	2 bedroom, 2 bath, den
4	2 bedroom, 2 bath, den

Dinesh Sharma and Murali Nadipelli ("Owner") are requesting the approval of the BZA for the Owner's zoning application requesting a use variance from 330.5 and area variances from 401.3, 404.1, 403.2 & 2101.1 of the DC Zoning Regulations for lot 835 in square 0755 commonly known as 430 Third St., NE, WDC (the "Property"). The Owner wants to construct a residential row building consisting of 4 condominium units.