March 15, 2004

Office of Zoning
441 4th Street, MW Suite 210-S
Washington DC 20001

Re: Detailed Statement regarding three variances for 500 Florida Avenue (Lot 475, Square 19) NW

Dear Board of Zoning Adjustment (BZA):

I am writing regarding 500 Florida Avenue, NW (Lot 475, Square 19) with regards to the following variances needed to re develop this property. The lot is currently made up of 500 and 502 Florida Avenue. 502 is a vacant single-family dwelling (sfd), and 500 is a sfd with a Beauty Shop on the street level. We are requesting the following variances, 2001.3, a variance to alter existing non-conforming structures (to allow egress for the second floor apartment)), and variance 773.3, a recreational space variance, and variance 2101.1, a variance for parking.

Based on our preliminary plans, we would need to provide an exit for the west side apartment on the second floor. The ground floor west unit will have a courtyard from a rear door of the apartment. The second floor unit will have a deck leading from the apartment to allow egress. This second floor deck addition is covered under variance 2001.3, a variance to alter existing non-conforming structures.

Based on the existing building dimensions, approximately 1,530 square feet, (45' X 34'), we cannot meet the maximum 20% recreation space requirement. 20% of the existing space is 306 sq ft. The code states that no dimension in C-2-A zoned properties can be less that 25'. In that case, the area would be 625 sq. ft. We are asking for relief because we cannot meet that requirement.

In addition, this building pre dates the creation of the parking regulation. We are also asking for relief form parking since there is currently no parking available on the property, and no part of the lot can be converted into parking as the structure occupies 74% of the lot.

We feel that the variances requested are consistent with other neighborhood renovations, and additions. The two units on the west side of the structure will have a private patio, as well. Each unit will have all modern amenities consistent with the neighborhood development. These additions add to the property value, and beautification of the neighborhood.

More specifically, this addition is consistent with the general intent and purpose of the Zoning regulation map because the livable space is being increased, and the zoning will remain the same. Since the use will remain the same, there will be minimal affect to the neighboring property due to increased traffic, noise, or lighting.

The basis for these variances to add to the overall space of the building, the aesthetic look, and the landscaping, which will bring both tangible, and intangible results to the neighborhood while maintaining the purpose of the Zoning Regulations and Map. Should you require any additional information, please do not hesitate to call me. Thank you.

Regards,

Reginald Waters 202.285.1751
Agent for 500 Florida Avenue NW
Washington DC 20001

BZA
Case No. 17168
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17168
EXHIBIT NO. 3