BZA Application No. 17240

Lot 64; Square 2699
Alley Lot bounded by 14th Street, N.W., Arkansas Avenue, N.W., Varnum Street, N.W., 15th Street, N.W. & Webster Street, N.W.

Statement of Existing and Intended Uses
and Satisfaction of Burden of Proof

The Applicant, FSP-Arkansas, LLC, is the contract purchaser of Square 2699, Lot 64 (alley lot bounded by 14th Street, N.W., Arkansas Avenue, N.W., Varnum Street, N.W., 15th Street, N.W. and Webster Street, N.W.) (the "Subject Property"). The Subject Property is a vacant lot which is unbuildable, except for the construction of single-family dwellings.

The Subject Property is rectangular in shape with sixteen foot (16 ft.) public alley ways fronting each side. The public alley ways are entered from 15th Street, N.W., Webster Street, N.W. and 16th Street, N.W. The Subject Property has a lot area of 18,392 square feet and is zoned R-4. The Applicant proposes to construct a parking lot of thirty (30) parking spaces on the eastern end of the Subject Property (the "Parking Lot") and to landscape the western end, including "victory garden" plots, picnic tables and barbeque grills (the "Green Space"). The Parking Lot and Green Space are to serve a newly converted condominium building located at 4306 Arkansas Avenue, N.W. (Square 2699; Lot 802) (the "Condominium Property"). The Green Space will also be open to residents of the neighborhood on an as available basis.

The Parking Lot will be approximately eighty-two hundred square feet (8,200 sq. ft.) in area. Each of the spaces in the Parking Lot shall be nine feet (9 ft.) in width and nineteen feet (19 ft.) in length. The drive aisles shall be twenty feet (20 ft.) in width. The Parking Lot shall be paved and maintained with an all weather impervious surface. Ingress and egress to

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the Parking Lot will be through the alley ways from 15th Street, Webster Street and 16th Street. Applicant has offered an easement to the District of Columbia Department of Public Works for the expansion of the width of the alley ways surrounding the Subject Property, from sixteen feet (16 ft.) to eighteen feet (18 ft.) to better accommodate traffic and emergency vehicles. The Parking Lot will be screened from the surrounding residential properties by forty-two inch (42 inch.) high evergreen hedges and trees. The lighting used to illuminate the Parking Lot will be arranged so that all direct rays of lighting are confined to the paved areas of the Parking Lot. The striping of the parking spaces, the pavement of the Parking Lot and the hedges will be maintained by the condominium association of the Condominium Property, in accordance with the Zoning Regulations.

The Green Space will be approximately seventy-nine hundred square feet (7,900 sq. ft.) in area. Applicant will landscape the Green Space to include grassy open space, garden plots, picnic benches and grills. The Green Space will be used and maintained by the condominium association of the Condominium Property.

Special Exception Relief:

According to Section 2507.6 of the Zoning Regulations, an alley lot in an R-4 District may be used for any use permitted under Section 333, if approved as a special exception by the Board of Zoning Adjustment (the "BZA"). Section 333.1 states that "[a] parking lot ... on an alley lot .. shall be permitted as a special exception in an R-4 District if approved by [the BZA] ... ."

Applicant has met its burden of proof for the requested special exception pursuant to Section 333 and Section 3104 of the Zoning Regulations. The proposed Parking Lot is not

likely to become objectionable to the neighborhood because of noise or traffic and will be in harmony with the general purposes and intent of the Zoning Regulations and Zoning Map. Redevelopment of the Subject Property will also replace a neglected and vacant alley lot with a landscaped parking lot with much needed off-street parking spaces and a landscaped green open space, which will be a positive contribution to not only the Condominium Property, but the entire neighborhood.

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

By: _____
John Patrick Brown, Jr.

By: _____
Stephanie A. Baldwin

1620 L Street, N.W., Suite 900
Washington, D.C. 20036
Telephone: (202) 452-1400

Attorneys for Applicant

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