STATEMENT OF EXISTING AND INTENDED USE

A 13-story apartment house with ground floor retail/service uses and four levels of below-grade parking is currently under construction on Record Lot 51 in Square 517, with premises address of 400 Massachusetts Avenue, NW (the "Subject Property"). The Subject Property is zoned DD/C-2-C, and occupies roughly the eastern half of Square 517, a triangle-shaped square bounded by Massachusetts Avenue, NW, to the north, H Street, NW, to the south, and 5th Street, NW, to the west.

As part of the mixed use development of the site, the Subject Property has been made subject to a master condominium regime which includes two units: (1) a residential unit (which, in turn, is subdivided into a residential sub-condominium comprised of 256 dwelling units and approximately 200 parking spaces on four below-grade levels; and (2) a commercial unit containing approximately 17,308 square feet on the ground level of the project.

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BZA
Case No. 17266
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17266
EXHIBIT NO. 4