D.C. OFFICE OF ZONING
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Kentucky Courts: 274 Kentucky Ave. SE
Square 1039 Lot 81

Amendment to Area Variance # 16860 , Approved April 23, 2002

Variance Summary

Kentucky Courts is a 38 unit condo development under construction in SE Washington DC. The project received several Variances and Special Exceptions through a bench decision on April 23, 2002, see Exhibit F. Included with these was a variance for Lot Area, Lot Occupancy and Lot Width for 274 Kentucky Ave. During the construction process a modification to the floor plan of 274 Kentucky Ave was requested through a permit modification. DCRA requested that this modification be approved by Board of Zoning Adjustment.

The modification requested involves the conversion of 2nd floor space originally designed as outdoor deck space to be converted to interior space. This modification does not affect the original Variance calculations as this space does not add to the Lot Occupancy or change the Rear Lot Width or modify the Lot Area.

The existing structure is nearing completion as shown in Exhibit C. The proposed additional space would occupy the area above the garage between the units shown. The new space would be constructed of materials that match the current materials, with brick on the front and siding on the rear.

This modification was necessitated by the unusual shape of the lot which created problems with the floor plan as originally proposed. This modification will not be a substantial detriment to the public good and does not have a noticeable impact on the surrounding properties or neighborhood. This modification is consistent with the originally approved variance and is consistent with the general intent of the Zoning Regulations and Zoning Map.

Submission Requirements

A. DCRA Memorandum – See Exhibit A

B. Plat – See Exhibit B

C. Intended Use – The additional space proposed totals 120 square feet. This space is intended as additional interior residential living space for the partially completed home at 274 Kentucky Ave.

D. Area Variance Justification - This modification was necessitated by the unusual shape of the lot which created problems with the floor plan as originally proposed.

BZA
Case No. 17290
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17290
EXHIBIT NO. 3

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E. Photos – See Exhibit C

F. Names and Address of property owners – See Exhibit D

G. Lease – The property is not leased

H. Certificate of Occupancy – The property is currently under construction and as such no Certificate of Occupancy is available. Attached is the building permit for the unit. See Exhibit E