

NARRATIVE STATEMENT

We are seeking zoning relief for the development of eight contiguous, three story Town House Condominiums with basements located in the 1200 block of 4th & Ridge Street NW. The following information provides a brief synopsis of the site and structures located in the immediate vicinity of the proposed site.

The proposed site consists of eight Lots, 888, 903, 904, 869, 868, 866, 865 and Lot 867 which has an existing 2-story town house. Lots (903, 904, 869, 868 and 867) will be two unit buildings and Lots 888, 866 and 865 will be three unit buildings for a total of 19 living units. Lots 903, 904, 869, 868 and 867 were established before the District of Columbia zoning regulations were enacted. These lots are approximately 1,600 sq.ft. in area and 16'-0" wide which does not adhere to current Title 11 District of Columbia Municipal Regulations (11DCMR). However, because each of these lots had buildings on the site prior to the enactment of DC Zoning Regulations, they are exempt from conforming to the Zoning Lot Width requirement. (See Other Support Documents pages 1-3 for building locations.)

The new development would be an asset to the community because it supports the Mayor's policy for creating increased housing near Metro stops. The project is also in compliance with the current District of Columbia Zoning, Land Use and the Ward 2 Comprehensive Plans. In addition, the Area Medium Family Income Act (AMI) and the Homestead Act requires the owner to set aside 8 of the 19 units (42 percent of the project) for medium income families which benefits the community.

The proposed sites for the new development are located in the Historic Mount Vernon District which would require each building to conform to the DC Historic Preservation Review Board standards and regulations. Within a one block radius, there exists an integration of 2-story townhouses with basements and 3-story townhouses with basements. The surrounding building facades are created with an interplay of bays, application of decorative cornices, articulation of entrance mouldings, use of large symmetrically configured windows and brick as a primary facade building material, none of which have sets backs at the 3rd floor.

The development of 4th & Ridge Street Town House Condominiums would not adversely affect the present character or future development of the surrounding area because the former and proposed use of the site is existing in the similar to current land use adjacent areas and is therefore compatible. Further, the proposed land use adding new residential structures supported by combined esthetic qualities of the

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buildings will contribute to enhancing the quality of the built environment and supply needed housing in an area which is experiencing much needed housing growth.

STATEMENT OF EXISTING AND INTENDED USE

The subject properties are located at 1220 (Lot 888), 1222(Lot 903), 1224(Lot 904), 1226(Lot 869), 1228(Lot 868), 1230(Lot 867), 1232(Lot 866) and 1234(Lot 865) 4th Street, NW (Square 513). The lots encompass 3/4 of land areas of the west side of the 1200 block of 4th Street. Two, 2-story plus basement single family row buildings and one 3-story plus basement row building converted into three apartment condominiums, exit just to the north of the site. (See attached Site Plan in Section 3). An existing two-story brick row dwelling with basement is located on (Lot 867). The remaining seven lots within the proposed development are vacant. The properties are located in the Historic Mount Vernon neighborhood, a community of predominately two and three-story brick row houses with basements, accented by apartment buildings.

The proposed development consists of the construction of eight 3-story town house condominiums with basements. Nineteen living units will be constructed. Lots (903, 904, 869, 868 and 867) will be two unit buildings and lots 888, 866 and 865 will be three unit buildings.

EXISTING SITE INFORMATION

The following information provides existing site characteristics of the subject properties located at 1220 (Lot 888), 1222(Lot 903), 1224(Lot 904), 1226(Lot 869), 1228(Lot 868), 1230(Lot 867), 1232(Lot 866) and 1234(Lot 865) 4th Street, NW (Square 513).

1222, 1224, 1226, and 1228 4th Street NW

Square:	513
Lots:	903, 904, 869, 868
Election District:	Ward 2
Neighborhood/ Subdivision:	Historic Mount Vernon
Structure on Lots:	None
Site Area:	approximately 1,520 square feet
Building Footprint:	None
Total Building Area:	None
Zone:	R-4; Residential row dwellings, conversions, and apartments.
Proposed Use:	
Land Use:	Residential Land Use - Moderate Density

1220, 1232, 1234 4th Street NW

Square: 513

Lots: 888, 866, 865

Election District: Ward 2

**Neighborhood/
Subdivision:** Historic Mount Vernon

Structure on Lots: None

Site Area: approximately 1,900 square feet

Building Footprint: None

**Total Building
Area:** None

Zone: R-4; Residential row dwellings, conversions, and apartments.

Land Use: Residential Land Use - Moderate Density

1230 4th Street NW

Square:	513
Lot:	867
Election District:	Ward 2
Neighborhood/ Subdivision:	Historic Mount Vernon
Structure on Lot:	Two story brick row house with basement
Site Area:	1,235 square/feet
Building Footprint:	Approximately 13'-0" x 55'-0"
Total Building Area:	Approximately 1,400 square feet
Zone:	R-4; Residential row dwellings, conversions, and apartments.
Land Use:	Residential Land Use - Moderate Density