STATEMENT OF EXISTING AND INTENDED USES

The Subject Property, 1230 Pennsylvania Avenue, S.E. (Square 1019, Lot 55) is currently improved with one existing row house. The remainder of the site is vacant. The property is located in the Capitol Hill Historic District and the existing house contributes to the character of the historic area.

The Applicant proposes to rehabilitate the existing structure and incorporate it into a new 47-unit condominium on the site. The Applicant requests area variances pursuant to section 3104.1 from the lot occupancy and residential recreation requirements under sections 772.1 and 773.3, respectively.

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Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 4