Existing and Intended Uses of 1620 New Jersey Avenue NW

1620 New Jersey Ave. NW (Square 509, Lot 102) is an attached, two-story plus basement brick rowhouse built in 1882. This rowhouse is 15ft. wide and 37ft. long. It lies on a lot that is 15ft. wide and 97ft. long. This property is located in a R-4 zoning district. This property has been used as a single-family residence, originally built as a rental property by and for Edward and Alice Kern (see attached building permit no. 736, dated 1/31/1882). I purchased this property in July 2004, at which time it was a vacant board-up, having been so for at least 5 yrs. I am told by various neighbors that it was a drug house prior to being shut down by DC and continued to be a problem long after.

I, Dominic Puchalla, as the owner of 1620 NJ Ave. NW, intend to convert this single-family rowhouse into a two-family flat. I intend to do this by removing the stairs to the basement and making that floor a 1 BDR apartment. The upstairs two floors would be a 3 BDR unit. Each unit would be self-contained with separate systems, separately metered. Since the lot is very long and the existing structure is shallow, only two rooms deep, I plan to extend the house by building an addition to the back. I propose to build the addition wide enough to provide a third useable room of depth to accommodate the space needs of the two units, while still providing ample light and air to the middle sections of both 1620 and 1622 New Jersey Ave. NW.

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BZA
Case No. 17345
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 3