District of Columbia Office of Zoning
441 4th Street, NW Ste 210-S
Washington, DC 20001

The applicant is seeking two area variances for the following properties:

- 1120 K Street SE, Washington, DC 20003 (Square 0996, Lot 29)
- 1122 K Street SE, Washington, DC 20003 (Square 0996, Lot 28)

Detailed Statement of Existing and Intended Use

The two properties listed above are currently vacant single family residences in a state of disrepair to be demolished and replaced by new single family residences.

Detailed Statement Explaining How Application Meet Test of Burden of Proof

The applicant is seeking relief of the minimum town house width requirement of 18 feet due to exceptional narrowness of the properties which are currently 12.5 feet in width and have been as such since the time of the original adoption of the regulations.

The applicant is also seeking relief of the maximum lot coverage requirement of 60% because in order to achieve practical use of the 70% must be covered due the exceptional shallowness of the properties since the time of the original adoption of the regulations.

Granting the application will not be of substantial detriment to the public good nor will it be inconsistent with the general intent and purpose of the Zoning Regulations and Map. In fact the new construction is a substantial benefit to the public by eliminating blight and the potential for illegal activity to occur at the properties.

BZA
Case No. 17363
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17363
EXHIBIT NO. 4