

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**Application of King's Creek LLC
Square 2563, Lots 103 and 816
2329 & 2335 Champlain Street, NW**

Statement of Existing and Intended Uses

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The Subject Property (Square 2563, Lots 103 and 816) is located at 2329 & 2335 Champlain Street, NW in the RC/R-5-B District. The Applicant, King's Creek LLC, requests variance relief from §2001.3 to allow enlargement of a nonconforming structure, from §402.4 to allow an increase in the FAR, and from §406.1 to allow an open court measuring 16' in width and requests special exception approval for a building height of 50 feet in the Reed Cooke Overlay pursuant to §1403.1 to allow the construction of an addition to an existing building to be used for a residential development in the RC/R-5-B District.

The Subject Property is currently occupied by two vacant structures. The proposed use of the Subject Property is for a residential development.

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BZA
Case No. 17431
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 4