

January 31, 2018
Focus Works, LLC
Valerie Sanderlin
400 Newcomb Street SE
Washington, DC 20032

RE: Detailed Statements for BZA Variance

Dear Ms. Sanderlin,

As part of your application to the Board of Zoning Adjustments (BZA), please see the requested detailed statements below for your property at 400 Newcomb Street SE.

Detailed Statement of Use

The properties of 400 and 402 Newcomb Street SE are currently in the process being subdivided into a single property. The proposed scope of work is a full renovation of this newly subdivided property at 400 Newcomb Street SE. The existing structure is two-stories on grade while the use is a multi-family residence in zone R-3. The property is to remain a multi-family residence with six (6) units, each accessible from the front and rear of the property. Also proposed are four (4) off-street parking spaces accessed from the public alley at the rear of the property. The existing structure is to be extended to the rear on all levels no further than 21.44 feet from the farthest wall. Lastly, an open deck and stair will be located off the rear façade.

Detailed Statement of Review Standards

The general purpose of zone R-3 is “to allow for row dwellings, while including areas within which row dwellings are mingled with detached dwellings, semi-detached dwellings, and groups of three (3) or more row dwellings”. [2016DCMR 11-D300.6] The owners of 400 Newcomb Street SE are **seeking a Use Variance** to regulation [2016DCMR 11-C204.1] stating that, “A nonconforming use of land or structure shall not be extended in land area, gross floor area, or use intensity; and shall not be extended to portions of a structure not devoted to that nonconforming use at the time of enactment of this title.” **The proposed modification is a rear addition to the principal structure** which has no adverse effects on the adjacent properties and greater neighborhood while providing positive enhancements such as the follow:

- The proposed development is converting the existing six (6) rental apartments into six (6) condominiums. This change promotes homeownership and investment into the immediate neighborhood.
- The immediate block and surrounding neighborhood is primarily multi-family housing in buildings of similar size, shape, and scale (see image below).
- The site will maintain orderly development of low- to moderate density of residential area as outlined by the Zoning Ordinance of 2016 based on the following parameters:
 - The existing number of dwelling units are to remain at six (6)
 - Structure to remain at 2 stories (max height = 40 ft / 3 stories)



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Board of Zoning Adjustment
District of Columbia
CASE NO.19732
EXHIBIT NO.5

- o Rear addition will comply with zoning requirements allowed by right
- o Lot occupancy is within the allowable 40%
- o The existing street frontage will remain.
- o Four (4) off-street parking spaces will be added to rear of property accessed by public alley where there is currently no off-street parking offered on this site.

Please let us know if you have any questions or comments on these items.

Sincerely,



David Shove-Brown, AIA, NCARB

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