

Statement of Existing and Intended Use

Property Address: 1631 A Street SE, Washington, DC

To:

Chairman Fred Hill
Board of Zoning Adjustment
441 4th Street NW, Suite 200
Washington, DC 20001

Subject: Request for Use Variance for Property Located at 1631 A Street SE

Dear Chairman Hill and Members of the Board,

This statement is submitted in support of an application for a Use Variance under Subtitle U § 301.1(b) and Subtitle X § 1000.1 of the Zoning Regulations to permit the conversion of the existing 4-unit apartment building to a 6-unit apartment building. The property is located in the RF-1 zone and is identified as Square 1086, Lot 0804.

Existing Use

The property currently consists of a 4-unit apartment building, which complies with the RF-1 zoning designation. The lot area of the property is 2,000 square feet.

Intended Use

The applicant proposes to increase the number of dwelling units from 4 to 6. This change will require relief from the lot area requirements stipulated under Subtitle U § 301.5(b), which mandates a minimum lot area of 900 square feet per unit. With the proposed increase, the lot area per unit will be reduced to approximately 333 square feet, necessitating the requested variance.

The additional units will utilize the existing building footprint, with no changes to the building's height or bulk. The project aims to enhance the availability of housing options in the neighborhood while maintaining the architectural character of the area.

Conclusion

We respectfully request the Board's approval of the requested Use Variance to allow the intended increase in dwelling units. The proposed use aligns with the city's goals of increasing residential density where appropriate, while adhering to zoning standards to the greatest extent feasible.

We appreciate the Board's consideration of this request and look forward to presenting additional information during the public hearing.