

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant’s Statement of O’Rayon McKnight

Property Address: 133 Galveston Place SW

Square 6239, Lot 89 | Zone: R-2

I. INTRODUCTION

This statement is submitted on behalf of O’Rayon McKnight (“Applicant”), owner of the property located at 133 Galveston Place SW (Square 6239, Lot 0089)(the “Property”) . The Property is located in the R-2 zone and is improved with a semi-detached two-family flat. The Applicant requests use variance relief under Subtitle U § 201.1, Subtitle C § 204.4, and Subtitle X § 1000.1 to resume a previously discontinued, nonconforming apartment house use (four dwelling units) in the R-2 zone.

The subject property was formerly approved for four units under a Certificate of Occupancy issued in 1987. The use has since lapsed, and the building currently functions as a two-family flat. The project proposes no external additions or structural expansion—only a reversion to the prior apartment house configuration.

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (BZA) has jurisdiction to grant the requested relief pursuant to Subtitle X § 1000.1, based on the criteria for a use variance from the zoning regulations.

III. BACKGROUND

The property is improved with a two-family flat and is located in the R-2 zoning district. The Applicant seeks to resume the previously lawful 4-unit apartment house use, discontinued for a period that disqualifies it from automatic continuation as a matter-of-right under U § 204.4. The building footprint and envelope will remain unchanged.

IV. BURDEN OF PROOF FOR A USE VARIANCE

To obtain a use variance, the Applicant must demonstrate that:

1. The property is affected by exceptional conditions—in this case, the structure was built and used for four units with a valid C of O, and the configuration still supports that use.
2. Strict application of the zoning regulations would result in undue hardship—the building’s layout, mechanical systems, and historical design are best suited for a 4-unit use; limiting occupancy to two units is economically and operationally inefficient.

3. No substantial detriment to the public good or zone plan—the resumed use aligns with the building’s historic function and does not alter neighborhood character, as no construction expansion is proposed.

V. CONCLUSION

For these reasons, the Applicant respectfully requests use variance approval from the Board of Zoning Adjustment to restore the 4-unit apartment house use at 133 Galveston Place SW.

Respectfully submitted,

Olusola Pyne
Olusola (Sola) Pyne

Authorized Representative for O’Rayon McKnight