



REQUEST FOR AN AREA VARIANCE

PURPOSE AND DESCRIPTION:

1. The property 1800 5TH Street NW is located South of Florida Ave NW, East of 6TH Street NW, West of New Jersey NW, North of S Street NW, **Lot 0046, and Square 0475**, Washington, DC 20001.
2. The property is zoned **RF-1** and is a 2 Story and Basement Multi Family Property type. The property consists of one (1) Lot 57' W x 25' D, totaling **1,425 S/F**, **with a 2 story and Basement Multi Family Dwelling**.
3. The property is located in Ward 6 ANC6E02.

The Applicant proposes to improve the property with interior renovations of the two story and basement four (4) unit apartment building, and the addition of two (2) units in the basement to increase the building occupancy to six (6) units at the proposed site. The proposed two (2) basement units would increase the usable living space, and accommodate two (2) additional families.

4. **Pursuant to Section E, 201.4** Approval of an **Area Variance** to allow for the increase in the number of dwelling units from four (4) to six (6) without the minimum of 900 square feet of lot area required for each unit.
5. The Applicant is requesting relief of this requirement with the approval of this Variance, for the two (2) unit addition in the basement of the existing four (4) unit multi family dwelling, increasing the total dwelling units to six (6). The existing and proposed building is in harmony with the existing buildings, (See attached Photos) and will not adversely affect the present character or future of the neighborhood.
6. The applicant will meet with the Advisory Neighborhood Commission 6E02, in which the proposed project will be presented for approval by the full commission. The applicant is also seeking approval of the adjoining neighbors in support of the request for the Area Variance. There are several multifamily properties within 200' in the neighborhood. One of the reasons for the request for the Area Variance is that the proposed property is a corner lot and is land locked and would not be able to provide the required 900 square feet per unit required. The existing lot area is consistent with all other adjoining properties, and there is no room to expand to meet the required lot area.

The Applicant is attempting to utilize the flexibility inherent in the Zoning Regulation to achieve the most efficient, attractive, and economical building design that creative approaches may yield. These optional approaches are intended to provide additional opportunities for creative design.

Furthermore, pursuant to District of Columbia Zoning Regulations the proposed use will not substantially impair the integrity of any validly approved Zoning Regulation or functional Zoning Map. And that the proposed use will not adversely impact on the light, air, privacy of the neighboring properties of the proposed two basement unit addition, which is an interior addition with no exterior impact to the building. The proposed unit addition will have no effect on the health, safety, or welfare of residents or workers in the area. Also, the proposed unit addition will not be detrimental to the use or development of adjacent properties or the general neighborhood; and the proposed site plan is in conformance with the current use in the general ward & ANC area.

Regards,

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