

BOARD OF ZONING ADJUSTMENT
SPECIAL EXCEPTION APPLICATION

Burden of Proof

1128 6th Street LLC

1128 6th Street NW 20001, Square 0449 Lot 0040

I. INTRODUCTION AND NATURE OF RELIEF SOUGHT:

1128 6th Street LLC (the “Applicant”) is the owner of the property located at 1128 6th Street, N.W.; Square 0449 Lot 40 (the “Property”), which is zoned RA-2. The current use of the property is a single family townhouse. The property is located within Mt.Vernon Square Historic District.

The Applicant proposes to convert the Property to six (6) residential units by constructing an addition to the existing building. The Applicant requests the Board of Zoning Adjustment to grant relief from penthouse rear setback requirement (Subtitle C §1502.1.b) for the proposed project presented pursuant to Subtitle C § 1504.1.c.

II. BACKGROUND AND DESCRIPTION OF THE PROPERTY:

A. Surrounding Area - 1128 6th St NW is located in the Mt Vernon Square Historic District. This area is characterized by the mix of high density tall multifamily and office buildings, low rise apartments, and row houses. Its closeness to the Convention Center, China Town, Metro, and the New York Ave corridor has generated a fast transformation and densification in this area.

Abutting the Property to north and south are row dwellings of similar size and character as the Property. 6th street NW is to the east is and a 25 feet alley to the west.

B. Project Description - The proposed project converts a 2.5 story townhouse located in RA-2 zone into a multi-family building of six units. A 3-story addition in the rear and a penthouse are proposed for the building. The third floor and penthouse additions will be set back from the front façade and they will not be visible from the street, preserving the historic character of the area.

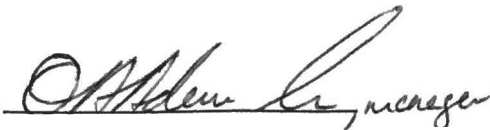
III. THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE C §1504.1.c

A. *Requirements of Subtitle C § 1504.1* Relief to the requirements of Subtitle C §§ 1500.6 – 1500.10 and 1502 may be granted as a special exception by the Board of Zoning Adjustment subject to Subtitle X, Chapter 9 and subject to the following considerations

(c) The relief requested would result in a roof structure that is visually less intrusive;

The project is located within Mt.Vernon Square Historic District. In order to preserve the character of the streetscape no rear setback is proposed for the penthouse addition. The penthouse addition is set back +/- 42 feet from the front to ensure that it is not visible from 6th street. The project is simultaneously going through the Historic Preservation Review Board process.

Sincerely,

A handwritten signature in black ink, appearing to read "Oluseyi Ademuiluyi", written over a horizontal line.

Owner

Oluseyi Ademuiluyi

1128 6th Street LLC