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Burden of Proof for Variance:**BZA Application No. 18333 (821 Randolph Street, N.W.) Grant Barker**

Dear Sirs:

I am requesting a use variance. I am requesting relief from the lot area requirements under subsection 401.3, to allow an apartment conversion. This letter is my detailed burden of proof explaining how my application meets the specific tests outlined in section 401.4 for variance relief.

This intent is to expand the current use from 3 apartments to 4 apartments. The previous owner used the 4th unit as office space, however, I have no need of an office, and can't afford to leave the space (which is quite large) empty. Since there is already a bathroom, I'd like to add a kitchen, a couple of bedrooms and rent the space out.

1. The Physical characteristics of the property:

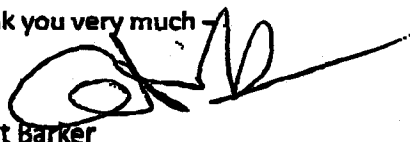
- a. make it difficult to use the property in compliance with the zoning regulations – The lot area required for 4 units is 3600 Sq. Ft., however my lot size is only 2,625 Sq. Ft., making my lot 975 Sq. Ft. too small to meet zoning regulation. However, the property exceeds some other important requirements. Only one parking space is required, but I have four. And only 20 ft of rear yard is required, but I have 62.
- b. create financial hardship for the owner – I am paying the mortgage on this very large home and rely absolutely on rental income to assist with making the mortgage payments. I cannot afford to be paying for a unit that I can't rent out.

2. Granting the application will not be of substantial detriment to the public good – There are already 3 apartments in the house, adding a fourth will not significantly change the neighborhood in terms of traffic, lighting or noise. There are 4 parking spaces on the property, a generous alley-way in back, and plenty of off-street parking. If anything, adding a fourth unit will improve the neighborhood. The more people who live in Petworth, the more Petworth's economy can grow and prosper, and many people attracted to neighborhoods like Petworth like living in unique spaces in houses, rather than giant, personality-less condos.

3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations – The house is already zoned as a residential space, and I'm keeping it residential.

If this letter has not addressed every concern properly, please don't hesitate to call 202-596-1984 (Grant Barker) or email me (grant.barker@gmail.com)

Thank you very much



Grant Barker

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18333

EXHIBIT NO. 17

Board of Zoning Adjustment
District of Columbia
CASE NO.18333
EXHIBIT NO.17

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TO: DC office of

ZONING

202 727 6072 fax

RE: BZA application # 18333

From Grant Barker

202 596 1984 (cell)

grant.barker@gmail.com