

Statement of Existing and Intended Use – Burden of Proof

The house we purchased had an existing basement apartment with bathroom, bedroom and kitchen and we are simply replacing what was there but want to do it legally.

The MRIS listing for 1206 Crittenden indicated that it was zoned R-4 but we learned later that it is zoned R1B. I investigated the listings of all the recently sold single-family homes in the area and most of them were listed as R-4 on MRIS.

The house is 2764 sq. ft. with 3 stories + basement and sits on a lot which is 5024 sq. ft. The basement apartment is 771 sq. ft, which is roughly 27% of the total house. This will provide a nice, large space for a tenant and to make it smaller (25%) would mean installing a false wall. Additionally, we are not changing the elevation or footprint of the house. Again, we are replacing the apartment that already existed.

The entrance to the apartment is located on the west side of the house by the garage and driveway. There are no internal stairs in the basement leading to the rest of the house. The apartment will be rented to no more than two people. Neither the apartment nor the addition of tenants will have any adverse affect on the neighbors, parking, etc. The tenants will be able to enjoy driveway or ample street parking without interfering with any of our neighbors.

Prior to our owning it, this property was used as a rooming house for many people, got the water turned off, stopped paying the mortgage, and then was eventually abandoned. Because the house was vacant for more than a year, it became a "hang out" where individuals would spend the night and leave liquor bottles all over the yard and porch. The neighbors we have been able to meet with and talk to are excited that we have purchased the house and are renovating the cornerstone of their street. They expressed relief that the vacant house will no longer be a gathering point for nefarious activity.

On several occasions, the doctor's office next door had to ask their patients who are police officers to remove the individuals who were sitting on our porch. Apparently, these individuals would wait at our house for packages to be delivered at the doctor's office because they knew the packages contained pharmaceuticals and wanted to steal them.

It is important to us to be good neighbors. Purchasing and renovating this house only adds to the value and safety of the neighborhood.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18389

EXHIBIT NO.

4

Board of Zoning Adjustment
District of Columbia
CASE NO.18389
EXHIBIT NO.4

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