

April 25, 2013

Mr. Craig Meskill
Mr. John Gilbert
4401 14th Street, NE
Washington, DC 22017

DC Office of Planning
Office of Zoning – BZA
441 4th Street NW
Suite 210-S
Washington DC 20001

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Dear Sir or Madam,

I am writing to provide a statement explaining how the proposed accessory basement apartment at our home, 4401 14th Street, NE meets the requirements identified in the zoning regulations for a special exception and is consistent with the general intent of the zoning regulations.

We would like to include an accessory apartment within our current basement. There would be no impact to the original footprint of our home, or to the exterior. The existing exterior door to the basement would provide access to the unit. The area calculations for our lot and square footage of the proposed apartment all are within the allowable criteria stated in section 202.10 of the zoning regulations.

We have occupied the property for over eight years, and have a vested interest in the neighborhood and community. We are planning to live in the main portion of the home and rent the accessory unit. A rentable unit not only provides the opportunity for mixed income housing in our neighborhood, but it also maintains the residential intent of the adjacent properties.

A dental office was previously located in the basement of our home with 5 parking spaces located in the rear. We have converted the house back to a residence, and feel that the accessory unit would be in keeping with the neighborhood.

Sincerely,


Craig Meskill
John Gilbert

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18592

EXHIBIT NO. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.18592
EXHIBIT NO.3