

Patrick Shaughness
5236 Loughboro Rd., NW
Washington, DC 20016

September 11, 2013

TO: Board of Zoning Adjustment

RE: Approval for Accessory Apartment at 5236 Loughboro Rd, NW

Please find enclosed documents to support the above-referenced application.

EXISTING AND INTENDED USES

The existing structure is a single family home with a finished basement. The basement is to be used as a self-contained apartment, as built.

The house is located on a busy street across from Sibley Memorial Hospital. There will be no impact on any adjoining property owner.

There is adequate parking on-site, and ready access to public transportation, with three bus routes on Loughboro Road, more than any other single-family street in Upper Northwest. This unit will provide affordability for a single occupant in a neighborhood with otherwise very expensive rental values.

COMPLIANCE WITH SEC. 202

The plans meet all Sec. 202 requirements, as is shown in the attached Notes and Computations attached to the Zoning Administrator memo of August 12th...

- Meets minimum lot area and gross floor area [202.10(a) and (b)]
- Does not occupy more than 25% of gross floor area [202.10(c)]
- Only internal conversion [202.10(d)]
- No entrance facing street or sides [202.10(e)]
- Owner-occupied [202.10(f)]
- Not more than six occupants [202.10(g)]
- No home occupation [202.10(h)]

No requirement needs to be waived.

Respectfully Submitted,

Patrick Shaughness

RECEIVED
D.C. OFFICE OF ZONING
2013 SEP 11 PM 3:53

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18666

EXHIBIT NO. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.18666
EXHIBIT NO.5