

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



October 25, 2013

-Revised-

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *M.L.G.*  
Zoning Administrator

SUBJECT: Proposed accessory apartment within an existing SFD detached structure to. The structure is located at  
1205 Decatur Street, NW.  
Lot: 0003 in Square: 2922.  
Zoned: R-1-B  
DCRA File Job # B1303271  
DCRA BZA Case # FY13 - # 31-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special exception from section 202.10 to permit an accessory apartment in an existing SFD detached 3-floor dwelling with cellar located in the R-1-B residential zone district (§ 3103.2).

RECEIVED  
D.C. OFFICE OF ZONING  
2013 NOV 4 PM 2:44

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18700  
EXHIBIT NO. 4

1205 Decatur Street, NW  
Washington, DC 20011

31-Z

Nicholas A. Majett, Director  
Department of Consumer & Regulatory Affairs  
1100 4th Street, SW  
Washington, DC 20024

March 1, 2013

RECEIVED  
D.C. OFFICE OF ZONING

2013 MAR 14 PM 2:44

Dear Mr. Majett,

I am writing to ask for your help with a zoning variance issue related to my property at 1205 Decatur St., NW.

Due to the financial difficulties of the last few years I am in the position of trying to financially stay afloat and at the same time keep my home. So, in order to reduce my expenses I decided that I would move into my home's already existing basement "in-law suite", and rent out the main part of the house. Therefore, I have begun the process with DCRA to convert my single family home into two legal units. Since the basement unit is pre-existing, the conversion is really a matter of a few modifications.

My architect has already begun the permitting process, but we have hit a snag. The zoning review noted that the property is zoned R1b, and my understanding is that this class doesn't allow for two unit conversions without a zoning variance. The lack of a variance will create a serious hardship for me, in that it will be very difficult for me to afford to keep my own home.

I believe there are several reasons why a variance could be granted in this situation. First, there would be no impact to my neighbors. I have a wonderful relationship with the neighbors on either side of my property. They are all aware of my plans, and have expressed no concerns. Second, while there is generally no parking congestion on the block, there is an existing garage where potential renters could park. Finally, I will be living on site and will be able to ensure that the property is well maintained.

Again, without the variance I will be facing a hardship, and will struggle to meet my financial obligations. My number one goal is to keep my home and I would really appreciate the opportunity to do that. Any help that you could provide in this matter would be greatly appreciated.

Sincerely yours,

*Tom Kelly*  
Tom Kelly  
OWNER