

March 18, 2014

Board of Zoning Adjustment
441 4th Street, NW Suite 20024
Washington, DC 20024

Chairman and Committee Members of the Board

Re: Northeast Holy Trinity Church
4920 Illinois Ave , NW
Case No 18742

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**THIS IS A STATEMENT OF CASE # 18742 FOR AN EXCEPTION TO THE CODE FOR
THIS SINGLE FAMILY DWELLING IN THE R-3 DISTRICT**

We are seeking special exception to the code Section 202.10 . What is being proposed?

- 1) The house has a basement which was used for sleeping quarters for the over flow of necessary bedrooms and living spaces in the house. The family size has diminished to the need for 2 bedrooms which are on the first and second floors of the house The present tenants act as owner of the building (permission granted by the Northeast Holy Trinity Church)
- 2) The present tenants have been there for about 20 years , they are officers of our church
- 3) The size of the first and second floors are approximately 660 s f each The size of the basement is about 660 s f
- 4) The size of the whole house is about 1980 s f
- 5) The current use of the basement is bedroom and living space
- 6) There will be 2 persons living in the basement w/ low rates of rent and 3 persons living on the 2 upper floors.
- 7) This will be a home owner-occupied building
- 8) There is another flat with a similar basement rental unit next door to our house
- 9) We have parking for the new tenant in our backyard. But there is ample parking on street
- 10) Since our house is adjacent to an alley, there is quiet and open space available for privacy and the public welfare is kept to a minimum

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18742

EXHIBIT NO. 25