

Nero, Richard (DCOZ)

From: Clarence Mobley <clarencemobley@gmail.com>
Sent: Wednesday, April 30, 2014 8:57 AM
To: Elliott, Brandice (OP), Nero, Richard (DCOZ)
Subject: 4920 Illinois Ave NW BZA Case # 18742

The narrative of the property

In the case of BZA # 18742, 4920 Illinois Ave. NW The building is in terrible condition structurally. The owner, the Northeast Holy Trinity Church is willing to fix up the house but would like the owner occupied (Trustee of the property and of the church) to maintain the property. The Trustee is a senior citizen, living there for about 20 years with his wife and daughter. He and his wife are sickly. Their income is not enough to pay the taxes and maintain the property as a single family residence. The house is located in a R-3 zone which allows multiple family residents.

The family next door has rented out their basement. This was done just last year in a R-3 zone. The added income for this house will help the owner stay in his house and pay his taxes and maintain an otherwise a terrible house, degrading property values and making a negative impact on the community, into a similar house to his neighbor and a positive impact to the community.

The variance to the code is not harmful to the intent of the code. The code supports R-3 dwelling units in this area and the health, safety and welfare of the citizens of the District of Columbia.

4920 Illinois Ave NW is a two story house plus basement which will have 2 means of egress in the basement similar to its neighbors house. Parking is provided on site property in rear yard. The landscaping will be similar to that of the adjacent property.

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EXHIBIT NO. 28

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