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Per building code 202.10 An accessory apartment may be added within an existing one-family detached dwelling if approved by the Board of Zoning Adjustment as a special exception under 3104, subject to the following provisions:

(a) The lot shall have a minimum lot area for the following zone districts:

(3) Four thousand square feet (4,000 ft.2) for R-2 and R-3

The property at 1005 Otis Street, N.E. is zoned R-3, and lot has a lot square footage of 3,686.

(b) The house shall have at least two thousand square feet (2,000ft.2) of gross floor area, exclusive of garage space,

The property at 1005 Otis Street, N.E. will have a total of 2,914 square feet.

(c) The accessory apartment unit may not occupy more than twenty-five percent (25%) of the gross floor area of the house;

The accessory apartment at 1005 Otis Street, N.E. will occupy less than half of the gross floor area of the house. (Proposed apartment will be 965 square feet, and the main house will be 1,948 square feet).

(d) The new apartment may be created only through internal conversion of the house, without any additional lot occupancy or gross floor area; garage space may not be converted;

The new apartment will be created through internal conversion of the house at 1005 Otis Street, N.E.

(e) If an additional entrance to the house is created, it shall not be located on a wall of the house that faces the street.

New stairs to the apartment have been added to the front of the house at 1005 Otis Street, N.E. to allow large furniture to be installed

(f) Either the principal dwelling or the accessory apartment unit must be owner-occupied,

The owners of 1005 Otis Street, N.E. will inhabit the main house.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18750
EXHIBIT NO. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.18750
EXHIBIT NO.3

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- (g) The aggregate number of persons that may occupy the house, including the principal dwelling and the accessory apartment combined, shall not exceed six(6);

The total number of people, (principal dwelling and accessory apartment) that will occupy the house will be five (5).

- (h) An accessory apartment may not be added where a home occupation is already located on the premises; and

A home occupation does not exist, nor will a home occupation exist in the future.

- (i) The board may modify or waive not more than two (2) of the requirements Specified in paragraphs (a) through (h) of this subsection; provided, that the following occurs:

- (1) The owner-occupancy requirements of paragraph (f) shall not be waived;
- (2) Any modification(s) approved shall not conflict with the intent of this section to maintain a single-family residential appearance and character in the R-1, R-2 Districts, and
- (3) Any request to modify more than two (2) of the requirements of this subsection shall be deemed a request for a use variance