

HOW THIS APPLICATION MEETS THE CURRENT ZONING REGULATIONS

According to Title 11 DCMR (Zoning) Section **201 - USES AS A MATTER OF RIGHT (R-1)** The current facility is approved as a Community Base Residential Facility (CBRF), See the enclosed current Use and Occupancy Permit (Attachment "A"). The existing building has been operational under the management of Community Connections Inc. for the past 13+ years. The existing Owner has operated from this particular location, with no past or present complaints from the existing neighbors or Neighborhood Councils (ANC-Advisory Neighborhood Committee). The Owner is continuing with the existing use but is seeking to increase it's tenant occupancy from the current 6 persons with 3 rotating staff to 10 persons with 3 rotating staff. We are seeking a Special Exception for a load change only.

According to Title 11 DCMR (Zoning) Section **3104 - SPECIAL EXCEPTIONS** - The Board is authorized under sect. 8 of the Zoning Act, "to grant special exceptions, as provided in this title, where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations....." According to the chart provided in this same section, this Community Based Residential Facility is listed as qualifying for Special Exception under the current R-1 Zoning District. See Attachment "B"

According to Title 11 DCMR (Zoning) Section **218 - YOUTH RESIDENTIAL CARE HOMES AND COMMUNITY RESIDENCE FACILITIES (R-1)** - in Sect. 218.1 - the code reads, "Use as a youth residential care home or community residence facility for nine (9) to fifteen (15) persons, not including resident supervisors or staff and their families, shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section." See Attachment "C"

Based on my reading and understanding of the current Zoning Regulations that has been provided, the board is well within it's bounds to grant this Special Exception request of a load change to allow Community Connections Inc. to continue to operate and provide a much needed Community base service to the residents of the District of Columbia.