

# FORM 120

## INSTRUCTION ITEM 5.E

### APPLICANT'S BURDEN OF PROOF FOR THIS SPECIAL EXCEPTION APPLICATION As identified in the DC Zoning Regulations (Form 120 . ADDENDUM)

Lawrence Hirsh & Joan Melner, owners & sole residents of 3307 Cleveland Ave, NW are seeking permission from BZA to allow an ACCESSORY APARTMENT within an existing Single-Family semi-detached dwelling, that does not comply with 202.10(a)(2) in the R-1-B Residential Zone District

LOCATION: 3307 Cleveland Avenue, NW Lot 0046 Square 2101

#### 3104.1 - SPECIAL EXCEPTIONS

1. This proposed Special Exception application affirms that we will be consistent with the general intent and purpose of the DC Zoning Regulations. The conversion of the current Finished Basement to a Studio Apartment for one, perhaps two tenants, would inhabit a Single-Family Dwelling of 4920 Sq Ft. The additional resident(s) would be using the apartment space as their residence only, with no other use permitted (such as a business).
2. Allowing this Special Exception will not adversely affect the use of any neighboring property.

We the owners are the sole inhabitants of this property, and will permit one or two tenants only, per the STUDIO APARTMENT as shown in the submitted plans. We cherish our own privacy & quiet lifestyle together, and have no intention of allowing otherwise from any future tenant.