

3203 38th Street, NW
Washington, DC 20016
September 4, 2014

Board of Zoning Adjustment
441 4th Street, NW
Room 220
Washington, DC 20001

Subject: 3203 38th Street exception 220.10 for accessory apartment, Form 120, submission of architectural plans

To whom it may concern:

I have consulted with Rick Nero from the Board of Zoning Adjustment regarding my application for use of an accessory apartment, requiring an exception from the BZA. When I purchased my house at 3203 38th Street, NW, the accessory apartment was already in place. I am not undertaking any alteration to the pre-existing lower-level apartment (other than putting in new cabinets and appliances), and as a result I do not have at this moment architectural sketches (nor have I hired an architect). I am in the process of contracting an architect to render accurate sketches of the apartment, the house, and the lot. Until then (within 14 days of the scheduled hearing) I hope that the following renderings will suffice. These were the floor plans for the house which were advertised in the original house sale "one-sheet". The apartment is on the lower level, shaded in grey. The entrances to the main dwelling and apartment are noted in red.

Sincerely,

Jennifer Keller



Main dwelling
entrance
38th Street

Accessory
apartment
entry in
driveway

Owner's
laundry room
and bathroom