

Richard S. Parnell
750 9th Street SE
Washington, DC 20003

November 11, 2014

RE: Detailed Statement of Use

Dear Board of Zoning Adjustment:

In late 2003 we visited 750 9th Street SE during an open house and decided to put an offer in. The real estate market was going strong so we wooed the previous owners with flowers and personal meetings. Even though our offer was lower by tens of thousands of dollars than the highest offer, we won the house. The previous owners found a connection with us, and over the last 11 years, we have found a deep connection with our 9th Street SE neighbors here in Capitol Hill. We even have a motto "Its All Good in the 'Hood!"

The proposed studio and garage is intended to solve a few challenges with our property by relieving financial burdens by: consolidating storage units; securing weatherized space for a car; and providing working studio space designed for painting. Separate rental spaces in DC for parking, studio space, and storage is unaffordable when compared to building where practical.

The proposed two-story accessory structure is to be off the alley at the rear of our property. The ground floor is planned as a one-car garage with storage shelves lining the walls and a sink for gardening and cleaning yard tools with the occasional puppy bath. Accessible from stairs in the rear yard, the second floor is intended to be used for storage as well as a studio work space for my partner, Christopher Hutson, who is a painter and sole practitioner architect.

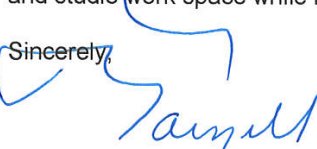
The main house is slab-on-grade and does not have a storage basement or an attic space. We have had to rent two monthly offsite storage units for the last 8-10 years to hold our beloved collection of family furniture and holiday ornaments. The proposed accessory structure is intended to incorporate the two storage units, thus alleviating the financial burden of the offsite units.

The proposed structure is also intended to provide appropriately lighted, sized and ventilated space for oil and acrylic painting. Recommended air changes for painting studios are 6 to 10 air changes per hour. Furthermore, large paintings require high ceilings with headroom to paint. Reworking the existing mechanical systems and structural system in the main row house would be prohibitively expensive to accommodate. The studio is intended to allow for the working space.

Furthermore, currently we rent a secured and snow-free parking space during the winter months for two cars. One of them would move into the garage and alleviate another monthly rental fee.

In 2013, our income was significantly cut when the firm Christopher worked for began shutting down the DC office and he lost his salary. The proposed structure would allow us to consolidate storage, parking, and studio work space while remaining in Capitol Hill with our lovely neighbors without financial hardship.

Sincerely,



Richard S. Parnell