

How this Application Meets the Special Exception Test

This application is requesting that the one-bedroom apartment on the second floor of my property at 3536 Minnesota Ave. S.E. be allowed to obtain a special exception for our certificate of occupancy application #CO-1500636 under the provisions of DCMR Title 11, Section 217.1 to establish a nonprofit office in the R-3 Zone

217.2 Use of existing residential buildings and land by a nonprofit organization shall not adversely affect the use of the neighboring properties.

This application does not adversely affect the use of any neighboring properties in any manner. There are no structural changes to the building and there will be no activities that will adversely affect the neighboring properties.

217.3 The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood.

Our activities will not place any parking demand on the community. We are located on a major transportation route. The Metro bus stops on the corner and Metro Rail is several blocks away.

217.4 No goods, chattel, wares, or merchandise shall be commercially created, exchanged, or sold in the residential buildings or on the land by a nonprofit organization, except for the sale of publications, materials, or other items related to the purposes of the nonprofit organization.

Our activities will not include any commercial activity as identified in 217.4 and is consistent with 217.4