



RESOLUTION

BZA 19036 – Special Exception Request Convert 17 Franklin St NE SFD Row Dwelling to a Two-Unit Flat

WHEREAS, this request for a special exception variance is to permit a SFD row dwelling to convert into a two-unit flat. This request will not result in a substantial change of use of the dwelling and will not negatively affect residents with 200 feet proximity in all directions.

WHEREAS, a maximum of two persons would be added to this residence which does not substantially change the use of this dwelling as its original use was accommodation of a family unit. Currently, this residence is occupied by one resident.

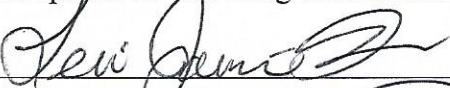
WHEREAS, the burden of proof in support of this special exception request is supported by DCRA records showing similar request granted to two other residents on the unit block of Franklin Street NE. The owners of 27 and 35 Franklin Street NE dwellings were each awarded special exception consistent with awards within R4 zoning regulations. Also, 20 Girard Street NE dwelling has recently been permitted special exception for a two-unit flat dwelling occupancy in Zone 3.

WHEREAS, given that the applicant is the only person residing in this dwelling, granting this special exception resulting in additional resident(s) will not compromise the integrity of the intent of the original R3 Rule. The design plan and accommodations to bring this home in compliance with all DC building codes will be performed during construction.

WHEREAS, this exception will not adversely affect the character of the residence or any known future developments as the physical outside structure will not be changed other than creating a secondary egress on both levels. An addition two individuals residing in the home will not negatively affect residents located within 200 feet in all directions (Units 15 and 19 Franklin Street NE) as rear parking is available.

WHEREAS, it is not expected that upon granting of this special exception from BZA, any future or further changes to increasing use beyond what is outlined herein is planned. The use of this home is strictly for the use of personal dwelling of no more than three individuals.

NOW THEREFORE, BE IT RESOLVED, on 16th day of June 2015, ANC 5E at a duly noticed public meeting, voted 9 in favor, 0 opposed, with 9 members present, supports the applicant's request for BZA 19036 - Special Exception Request. ANC 5E is composed of 10 voting commissioners such that six constitute a quorum.


 Teri J Quinn, 5E ANC Chair


 Celia D. Barnes, 5E09 Commissioner


 Sally Hobough, ANC5E Recording and Correspondence Secretary

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NEXT MEETINGS:
 COW – Thurs, June 4, 2015
 Summit Apartments

PUBLIC – Tues, Jun 16, 2015
 Trinity Washington
 University

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 31, 2014

Plat for Building Permit of: SQUARE 3501 LOT 103

Scale: 1 inch = 20 feet Recorded in Book Co. 59 Page Page 109
Recorded on Microfilm (Lot 804)

Receipt No.

Furnished to: JEANETTE CORLEY

Surveyor, D.C.

By: A.S.

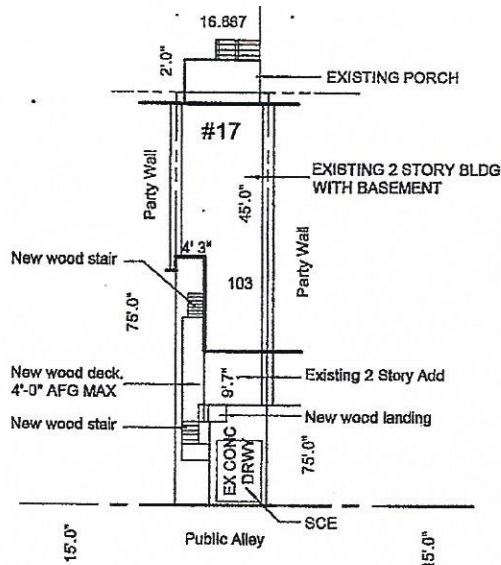
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date:

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Periods are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

FRANKLIN STREET, N.E.



LEGEND

- SCE STABILIZED CONSTRUCTION ENTRY
- LIMIT OF DISTURBANCE
- FENCE

ZONING INFO

ZONE: R4
AREA OF DISTURBANCE: 80 sf
VOLUME OF EXCAVATION: 240 cu ft
EXISTING LOT = 1250.025 sf
ALLOWABLE COVERAGE: 80%
TOTAL COVERAGE: 1035.30
(HOUSE, PORCH, NON-COVERED PORCH)
 $1035.30 / 1250.025 = .83\%$