

JEANETTE M. CORLEY

17 FRANKLIN STREET NE
WASHINGTON, DC 20002

June 29, 2015

Office of Zoning Administrator
DCRA
1100 4th Street SW, 3rd Floor
Washington, DC 20024

To All Concerned,

This letter updates the original letter request submitted for a variance in a change in dwelling occupancy in a residential row home located at 17 Franklin Street, NE; Washington, DC in Zone 3 to a SPECIAL EXCEPTION REQUEST. The request is being modified to reflect SPECIAL EXCEPTION for an accessory apartment. This change will not result in a substantial change of use of the dwelling and will not negatively affect residents within 200 feet proximity in all directions. 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.

The burden of proof in support of this special exception request is supported by the requirements from Office of Planning compliance (see attached).

Contact has been made with Mr. Durrell Mack; who will update records to reflect this change as a SPECIAL REQUEST for an accessory apartment.

Consistent with the rules under Section 22: Special Exceptions: General (R-3) which states in part under Section 322.1, "Any use or structure permitted in R-3 Districts under §§302.1 and 303 through 306 shall be permitted as a special exception in an R-3 District if approved by the Board of Zoning Adjustment under § 3104," it is thus respectfully requested permission be granted based on compliance with the Office of Planning requirements. Currently, I am the only person residing in the home and 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 (See DCRA Permit B1409798); and attached supporting documents.

Consistent with Section 2003.21 of the Regulations, 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 of up to two individuals residing in the home will not negatively affect residents located within 200 feet in all directions (Units 15 and 19 Franklin Street) each have provided support; along with other residents in close proximity (see attached letters); and rear parking is available (see attached notices to referenced residents).

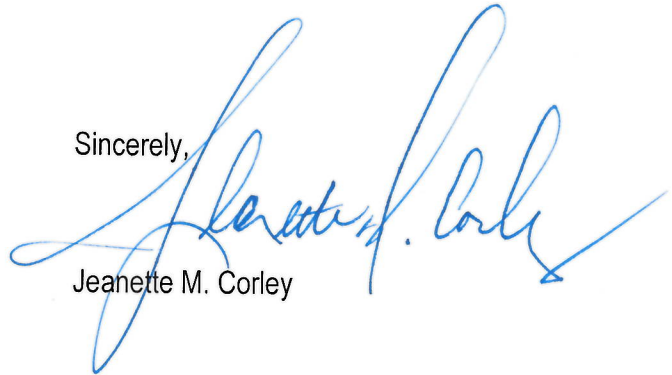
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Consistent with Section 2003.4, it is not expected that upon granting of this SPECIAL EXCEPTION from BZA, any future or further changes to increasing use beyond what is outlined herein is planned. In accordance with Section 2003.5, the use of this home is strictly for the use of personal dwelling of no more than three individuals.

Prior submissions are in the record and in accordance with Section 2003.7 which includes the plat, design plan and an updated schematic documenting that this request is in accordance with requirements and will continue to be for the purpose of protecting the value, utilization, enjoyment and property within this neighborhood. A unanimous vote from ANC5E is on record along with the Office of Planning's recommendation.

Again, thank you for your consideration.

Sincerely,



Jeanette M. Corley

Cc: Stephen Varga, Zoning Specialist, BZA (stephen.varga@dc.gov)
Clifford W. Moy, Secretary, BZA (clifford.moy@dc.gov)