

BZA CASE NO. 19036 -- SPECIAL ACCESSORY APARTMENT EXCEPTION
REVISED STATEMENT OF JEANETTE M. CORLEY

1. The proposal is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps; and

This proposal is in harmony with BZA's map and intent in that the use of the property will remain unchanged: 1) complete dwelling occupancy will be under the maximum occupancy mandated by OP and BZA; and parking will not be negatively impacted given existing rear parking which will offset street parking.

2. The proposal would not tend to adversely affect the use of neighboring property.

See attached letters from neighbors.

- 202.10 An accessory apartment may be added within an existing one-family detached dwelling if approved by the Board of Zoning Adjustment as a special exception under § 3104, subject to the following provisions:

- (a) The lot shall have a minimum lot area for the following zone Districts:

- (1) Seven thousand, five hundred square feet (7,500 ft.2) for R-1-A;
- (2) Five thousand square feet (5,000 ft.2) for R-1-B; and
- (3) Four thousand square feet (4,000 ft.2) for R-2 and **R-3**;

WAIVER #1

3. An accessory apartment may be located within a one-family detached dwelling.

WAIVER #2

- (b) The house shall have at least two thousand square feet (2,000 ft.2) of gross floor area, exclusive of garage space;

Compliant: The total square footage of entire home is 2009.61

- (c) The accessory apartment unit may not occupy more than twenty-five percent (25%) of the gross floor area of the house:

See **revised** drawings reflecting coverage/placement of mechanicals has been expanded to include additional storage space reducing the apartment accessory floor space to the 25% of the square footage of entire home.

- (d) The new apartment may be created only through internal conversion of the house, without any additional lot occupancy or gross floor area; garage space may not be converted:

Compliant: See construction drawings to confirm apartment conversion is being achieved through internal conversion of the home.

- (e) If an additional entrance to the house is created, it shall not be located on a wall of the house that faces a street;

Compliant: See construction drawings to confirm secondary egress for apartment accessory does not face a street.

- (f) Either the principal dwelling or accessory apartment unit must be owner-occupied.

Compliant: I, Jeanette Corley affirm that I presently reside in the home and have no immediate plans to do otherwise.

- (g) The aggregate number of persons that may occupy the house, including the principal dwelling and the accessory apartment combined, shall not exceed six (6)

Residence is solely owner occupied. The intent upon approval of apartment-accessory occupancy is to insure maximum occupancy does not exceed three (3) for entire residence

- (h) An accessory apartment may not be added where a home occupation is already located on the premises; and

Compliant: I, Jeanette Corley affirm my occupation is located outside my home; employer records can be documented through D.C. Department of Office of Tax and Revenue.

- (i) The Board may modify or waive not more than two (2) of the requirements specified in paragraphs (a) through (h) of this subsection; provided, that the following occurs:

- (1) The owner-occupancy requirement of paragraph (f) shall not be waived;

Compliant: See above.

- (2) Any modification(s) approved shall not conflict with the intent of this section to maintain a single-family residential appearance and character in the R-1, R-2, and R-3 Districts; and

Compliant: See above.

STATEMENT:

- (3) Any request to modify more than two (2) of the requirements of this subsection shall be deemed a request for a use variance.

N/A