

JEANETTE M. CORLEY
17 FRANKLIN STREET NE
WASHINGTON, DC 20002

April 30, 2015

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

To All Concerned,

This special exception request is for a change in dwelling occupancy in a residential row home located at 17 Franklin Street, NE; Washington, DC in Zone 3. This request for special exception variance from Section 201.1(k) is to permit a SFD row dwelling to a 2-unit flat. 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 DCRA records showing similar requests granted to two other residents on the unit block of Franklin Street: The owners of 27 and 35 Franklin Street NE dwellings, were each awarded special exemption consistent with awards within R4 zoning regulations. And, the residence located at 20 Girard Street NE, also has recently been permitted special exception for a 2-unit flat dwelling occupancy in Zone 3.

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 existing precedent and permissions granted in Zone 3. Given that I am the only person residing in the home, 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) as 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.

In accordance with Section 2003.7, attached is the plat, design plan and pictures 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 copy of letter advising my ANC5E representative, the Office of Planning and both neighbors within 200 feet of reference property is attached.

If deemed necessary, please respond with a hearing date after May 22nd to present this case before the Administration.

Sincerely,

Jeanette M. Corley

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

