

STATEMENT OF INTENDED USE

Application of Luleadey K. Jembere and Samson Gugsu, pursuant to the provisions of DCMR Title 11, DCMR § 3103.2, for variance relief from Section 200 to allow continued use of an existing two family detached dwelling, not meeting the single family requirements in the R-1-B Zone and also variance relief from Section 2116.4 of DCMR 11 because the existing off street parking is located between the front building wall and the front lot line at premises 3101 35th Street, N.E. Washington DC 20018 (Square 4325, Lot 15).

Nature of relief sought:-This is an application of Luleadey K. Jembere and Samson Gugsu and requests that the Board of Zoning Adjustment (BZA) approve the following:-

- Variance relief from Section 200 of DCMR 11 to permit continued use of an existing two family detached dwelling, not meeting the single family requirements in the R-1-B Zone.
- Variance relief from Section 2116.4 of DCMR 11 because the existing off-street parking is located between the front building wall and the front lot line.

The property that is the subject of this application is 3101 35th Street NE, Washington DC, 20018 (Square 4325, Lot 15) ("Property").

The subject property is relatively new - built in 2004 and has been used and structured from the very beginning as a two family detached dwelling with two separate electric and gas meters, two kitchens, two AC units/furnace, two water boilers and two separately configured duct work. We bought this property in June 2015. Our intent is to continue to use the property as a two family residential dwelling without making any modifications and without transforming the property to single family dwelling.

In addition, we would like to continue to use the existing off-street parking that is located between the front building wall and the front lot line.

(Please refer to the burden of proof for detailed information).