

11-12-15

To whom It May Concern,

I am requesting a "special use variance" for my property which is a federal style row house located at 5523 13 th, St. NW, Wash, DC 20011. The structure of my property has no unusual shape to its structure, and there are no slopes in the soil which my property's structure rest on. The current zoning of my property creates a hardship because it limits my use of my property to a single family flat and prohibits my ability to create an income producing unit. The current zoning prohibits my ability to expand its "use variance" to the greater good of its potential, which is converting it into a two unit flat, and generating additional housing space for the District of Columbia. Granting this application will in no way be a substantial detriment to the public space, lighting and public good. Furthermore, granting this application will not be inconsistent with the general intent and purpose of the zoning regulations and map.

In conclusion, I am requesting a "use variance" not an "area variance". My property has public street parking; however, my property does have a concrete paved space larger enough to accommodate multiple vehicles accordance with DCMR Traffic 18 Code and D.C. Fire Code. The space in the rear of my property will remedy the street parking shortage in my community, and it will do so without substantial detriment to the public space, lighting or the public good in the District of Columbia.

Sincerely,

Christopher R. Leary

Owner of 5523 13th St, NW

Wash, DC 20011