

December 11, 2015

DC Office of Planning
Office of Zoning- BZA
441 4th Street NW
Suite 210-S
Washington DC 20001

Dear Sir or Madam,

I am writing to provide a statement explaining how the proposed accessory basement apartment at our home, *1511 Lawrence Street, NE* meets the requirements identified in the zoning regulations for a special exception and is consistent with their general intent.

We would like to include an accessory apartment within our current basement. There would be no impact to the original footprint of our home, or to the exterior. The existing exterior door to the basement would provide access to the unit.

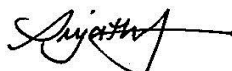
With respect to the requirements for such a proposal outlined in Section 202.10 of the zoning code: The area calculation for our lot exceeds the five thousand square feet minimum lot area requirement outlined in section 202.10 of the zoning regulations; Our house also has more than 2,000 square feet of gross floor area; The new apartment will be created through internal conversion of the house and without any additional occupancy or gross floor area; The principal dwelling will be owner-occupied, and the aggregate number of persons who occupy the house shall not exceed six. Finally, the accessory apartment will not be added where a home occupation is already located on the premises.

Pursuant to section (i), we would like to request a Board waiver of **one** of the requirements listed in 202.10 – that the accessory apartment unit may not occupy more than 25 percent of the gross area of the house. As proposed, our accessory apartment unit will occupy 34 percent of the gross area of the house. With this waiver, the proposal will fall fully within the criteria of the relevant zoning code.

We purchased the property in November, and plan to occupy it as our primary residence for the foreseeable future. We are planning to live in the main portion of the home and rent the accessory unit. A rentable unit not only provides the opportunity for mixed income housing in our neighborhood, but it also maintains the residential intent of the adjacent properties. Prior to our purchase, the property was a rental unit for six students. We currently have two parking lot sites in the backyard that we will use to accommodate tenants, so as to minimize the impact of additional parking in the area.

For the reasons outlined above, we feel the accessory unit would be in keeping with the neighborhood. Thank you for considering our application, and please do not hesitate to contact us with questions or for further information.

Sincerely,


Sujatha Jahagirdar


Charles Bergen