MICHAEL ALAN FINN, ARCHITECT
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DISTRICT OF COLUMBIA
AUG 18 P12:56

BOARD OF ZONING ADJUSTMENT
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RE: 3715 Woodley Road, N.W. Zone R-1-B

The structure at 3715 Woodley Road, N.W. is an existing 2-story and basement building. It was originally constructed as an apartment building approximately 80 years ago. There are presently 4 units on the 2nd floor, 4 units on the 1st floor and 1 unit in the existing basement.

We propose to increase the size of the existing basement unit, and to construct 3 additional units in the basement. We do not propose to increase the existing exterior envelope of the building. All work is to be done in the existing basement.

We believe that the current Zoning Regulations impose a practical difficulty because we are working within a set of existing conditions. This building was constructed as an apartment building before the current Zoning Regulations were in effect and is therefore non-conforming.

The existing residential character of the building will remain the same. The existing front facade of the building will remain the same.

There is space for 6 parking spaces within the existing rear yard.

We maintain that the existing character of the surrounding neighborhood will remain the same. We also maintain that creating additional residential units in the basement will constitute conditions of preferable security to the existing vacant basement areas.

Sincerely,

Michael Alan Finn

BZA
Case No. 16633
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16633
EXHIBIT NO.3