NARRATIVE STATEMENT

The properties located at 2415 and 2417 First Street, NW were built in the early 1900's. They were formerly owned by The Roman Catholic Archdiocese of Washington, D.C. from 1950 to 1998. The buildings were joined in 1950 and dedicated as the Newman House in 1959. The Newman House was part of the Catholic Campus Ministry. The Catholic Chaplaincy for Howard University was conducted exclusively from the Newman House. It was the residence of the Catholic Chaplain. It was also a place where religious services were conducted and social activities held. In addition the Newman House provided lodging for transient Catholic students visiting the Washington Metropolitan area. Catholic students who attended summer school often stayed at the Newman House as well.

The properties were purchased by the current owner Mrs. Lorraine B. Wilson in October of 1998. Mrs. Wilson then proceeded with a moderate five-month renovation. The newly renovated buildings opened as the McMillan House Bed and Breakfast in April of 1999. The McMillan House is named after the Historic McMillan Reservoir located to the West of the properties. Guests with diverse backgrounds come to the McMillan House to stay for different lengths of time. This includes guests who stay daily, weekly, monthly, and one tenant/manager who has been there for two years. Many of the guests are research fellows, doctors, conventioneers, tourists, job applicants, parents visiting students at Howard University, Catholic University and Trinity College, as well as people conducting studies at the University of Maryland and the Library of Congress. Ninety percent of the business comes from the Internet. The web-site is ***www. mcmillanhouse.net***.

The characteristics of some of the adjacent buildings in the block are reflective of the non-residential temporary housing use identified for the McMillan House. There is a Fraternity House owned by Howard University on the North-East corner lot near Bryant Street. The Fraternity will soon be renovating the building; it will be used for social functions and business activities. In addition there are five single family residences on the block, three boarding houses, one halfway house, and one building occupied by section-eight tenants. The renovated McMillan House has been an added improvement to the neighborhood's image. In addition the current use of the McMillan House is similar to the existing buildings on this block, therefore no negative impact on the character of the neighborhood would be generated with official approval of the bed and breakfast use. See the attached drawing for building locations.

BZA
Case No. 16787
Exhibit No. 13

Board of Zoning Adjustment
District of Columbia
CASE NO.16787
EXHIBIT NO.13

CHANNING STREET
ROW HOUSES
PUBLIC ALLEY
ROW HOUSES
ADDTIONAL PARKING
PUBLIC ALLEY
45
SINGLE FAMILY
44
SINGLE FAMILY
43
SINGLE FAMILY
42
SINGLE FAMILY
41
BOARDING HOUSE
55
SINGLE FAMILY
52
51
50
SECTION EIGHT
44
HALF-WAY HOUSE
48
BOARDING HOUSE
47
BOARDING HOUSE
46
HOWARD UNIVERSITY FRATERNITY HOUSE
51
BRYANT STREET
FIRST STREET

STATEMENT OF EXISTING AND INTENDED USE

The subject properties are located at 2415 and 2417 1st Street, NW (Square 3127, Lots 51 and 52) in the middle of the block (See attached Site Plan in Section 3). The sites are developed with two three-story red brick row houses with basements. The buildings are located in the LeDroit Park neighborhood, a community of predominately two-story and three-story brick row houses.

The McMillan House has Thirteen bedrooms. Eleven of the bedrooms are available for guests to rent. There are six full bathrooms and one half bathroom. There are no telephones or televisions in the bedrooms. However, there are two common areas used for television viewing. There is a living room and dining room. In the dining room there is a telephone, and an additional phone line dedicated for Internet access. Also there is a fully functioning kitchen for limited use by guests. A laundry room and multi-purpose area are located in the basement. Parking is located at the rear of the buildings. The properties have been operating as a bed and breakfast facility for two years. And is now requesting zoning relief for Inn usage in a residential zone along with parking concessions.

EXISTING SITE INFORMATION

The following information provides existing site characteristics of the subject properties located at 2415 and 2417 1st Street NW.

2415 1st Street NW

Square:	3127
Lot:	51
Election District:	Ward Five
Neighborhood/ Subdivision:	LeDroit Park
Structure on Lot:	Three story brick row house with basement
Site Area:	1,714 square/feet
Building Footprint:	Approximately 17'-0" x 56'-0"
Total Building Area:	3,581 square/feet
Zone:	R-4; Residential row dwellings, conversions, and apartments.
Proposed Use:	Special Purpose - Miscellaneous
Land Use:	Governmental / Public Use

2417 1st Street NW

Square:	3127
Lot:	52
Election District:	Ward Five
Subdivision:	LeDroit Park
Structure on Lot:	Three story brick row house with a basement
Site Area:	1,715 square/feet
Building Footprint:	Approximately 17'-0" x 56'-0"
Total Building Area:	3,593 square/feet
Zone:	R-4; Residential row dwellings, conversions, and apartments.
Proposed Use:	Special Purpose - Miscellaneous
Land Use:	Governmental / Public Use