November 13, 2001

The McMillan House

2415 & 2417 1st Streets, N.W.
Washington, D.C. 20001

Prepared by
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Architecture ~Interiors ~ Planning ~ Feasiblities
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16787
#32

Board of Zoning Adjustment
District of Columbia
CASE NO.16787
EXHIBIT NO.32

McMillan House Summary

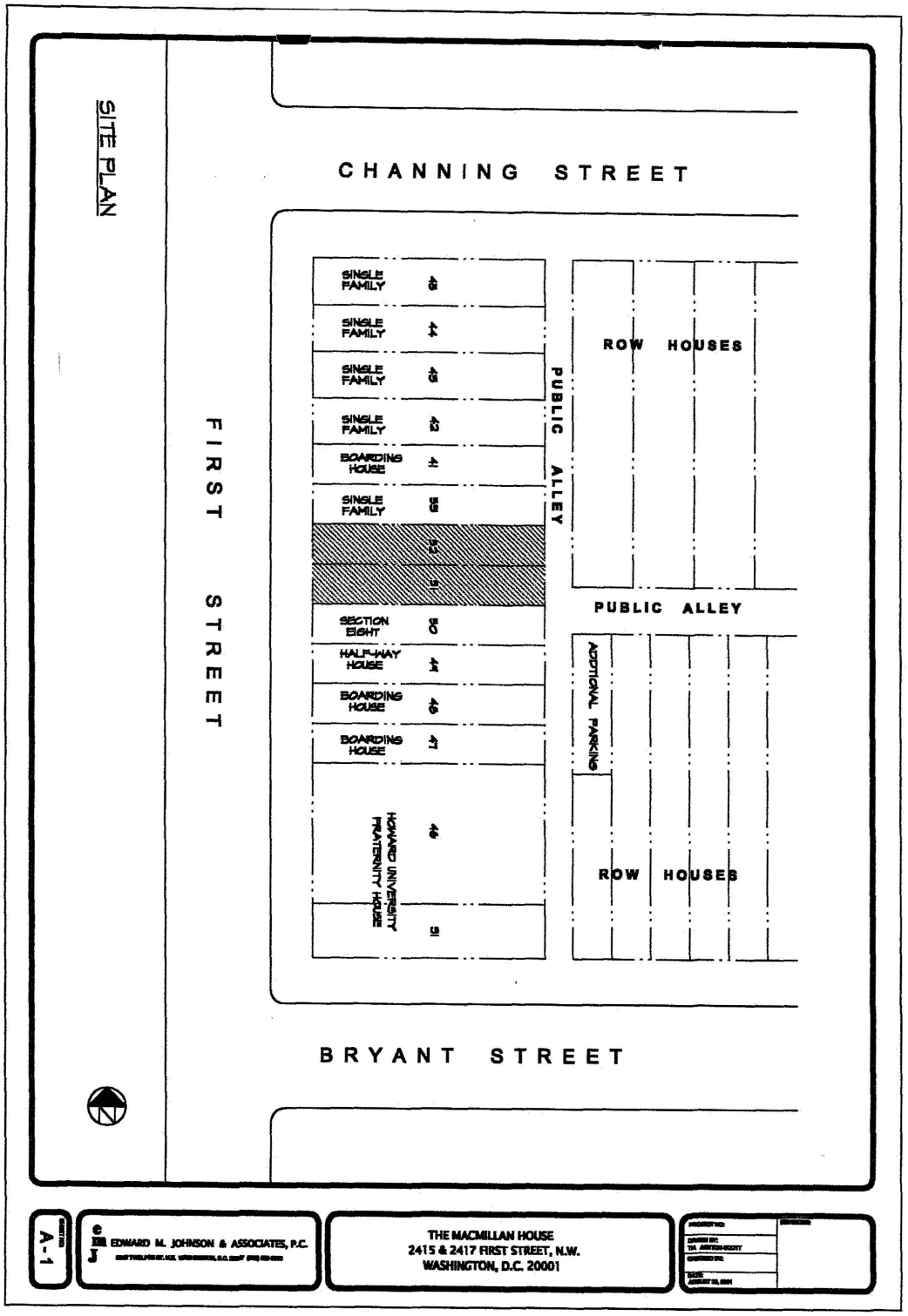
We have been authorized by our client Mr. Albert Ceccone to act as his representative in his efforts to seek zoning relief to allow official use of the properties (2415 and 2417 First Street NW) as an Inn. We are required to provide 6 parking spaces for Inn guests. Three parking spaces are provided at the rear of the properties. We are requesting a special exception from the BZA to use 3 additional parking spaces provided off site and off street located directly across the alley just south of the existing parking. The zoning relief will include Lots 51 and 52 situated side by side in Square 3127. The following information provides a brief synopsis of the structures located on these lots.

The properties were formerly owned by The Archdiocese of Washington from 1950 to 1998. The buildings were joined in 1950 and dedicated as the Newman House in 1959. 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 are now called the McMillan House and is owned by Mrs. Lorraine B. Wilson. Guests with diverse backgrounds come to the McMillan House to stay for different lengths of time. Guests stay daily, weekly and monthly. One tenant/manager 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 facility has eleven bedrooms that are available for guests to rent. There are no telephones or televisions in the bedrooms. However, there are three common areas used for television viewing. In the dining room there is a telephone, and an additional phone line dedicated for Internet access.

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 half-way house, and one building occupied by section-eight tenants. See the attached drawing for building locations.


SITE PLAN
CHANNING STREET
FIRST STREET
BRYANT STREET
PUBLIC ALLEY
PUBLIC ALLEY
SINGLE FAMILY 45
SINGLE FAMILY 44
SINGLE FAMILY 43
SINGLE FAMILY 42
BOARDING HOUSE 41
SINGLE FAMILY 39
SECTION EIGHT 50
HALF-WAY HOUSE 44
BOARDING HOUSE 46
BOARDING HOUSE 47
HOWARD UNIVERSITY FRATERNITY HOUSE 48
51
ROW HOUSES
ADDITIONAL PARKING
ROW HOUSES
A-1
EDWARD M. JOHNSON & ASSOCIATES, P.C.
THE MACMILLAN HOUSE
2415 & 2417 FIRST STREET, N.W.
WASHINGTON, D.C. 20001

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3612 TWELFTH STREET, N.E. • WASHINGTON, D.C. 20017
(202) 526-3610 FAX LINE (202) 832-8228

November 6, 2001

Mrs. Maxine Brown-Roberts
D.C. Office of Planning
Office of Development North Capital Street, 4th Floor
Washington, D.C. 20002

Re: BZA Application No. 16787

Dear Mrs. Brown-Roberts,

The following is the basis for which a variance should be granted from the use provisions of the R-4 zone.

BASIS FOR RELIEF

Chapter 31 Board of Zoning Adjustment Rules of Practice and Procedure of the Title 11 District of Columbia Municipal Regulations indicates that:

Section 3103 Variances

3103.2 **As set forth in D.C. Code Ann. § 5-424(g)(3) (1981), " [w]here, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Code Ann. §§5-413 to 5-432 (1981) would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; Provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."**

The standard by which the BZA should approve a variance from the use provisions of the R-4 Zone (11DCMR Section 330.5 and Section 203.8), is set forth in Section 3103.2 of the Zoning Regulations. The structures located at 2415 and 2417 1st Street, N.W. have been connected on the interior and utilized as a single multi-purpose non-residential facility for more than fifty years. From 1950 to 1998, the buildings were known as the Newman House. The 1957 Certificate of Occupancy permit lists the purpose as a Church. Because the buildings were combined, the owner purchased the buildings with the intention of converting the former transient non-residential use of the Newman House into a bed and breakfast. The structures are configured to operate as one structure with a single stair accessing all floors. They also have separate addresses and are both taxed as a Tax Class 04-Commercial.

Where, by reason of the exceptional shape of the structures located at 2415 and 2417 1st Street, N.W. at the time of the adoption of current zoning regulations, a structural hardship would have been imposed because of the current property's interior configuration. Additionally, an undue economic hardship would be imposed upon the owner of the properties if she were required to change the use of the structures to one permitted as a matter of right in the R-4 Zone. The current configuration does not support separate buildings and would have to be extensively renovated. The owner would incrue expensive construction cost to separate the buildings to allow for there operation under current building code regulations. When the buildings were combined in 1950, prior to enactment of current zoning regulations, the stairs to all levels of 2415 1st Street, N.W. were eliminated. The only interior stairs accessing all levels of both structures, is located on the north wall of 2417 1st Street, N.W. A new stair would have to be added to 2415 1st Street, N.W. to allow access to each floor necessitating changes to other areas of the structure. There is one existing kitchen that services both buildings, therefore a new kitchen would have to be added to 2415 1st Street, N.W. In addition, a new bath room and laundry room would probably be required as an addition to the structure. The owner has secured support from ANC 5C and the Bloomingdale Civic Association. We are also anticipating support letters from the DC Department of Transportation and Councilmember Vincent Orange.

The official use of the McMillan House as an inn, would not adversely affect the present character or future development of the surrounding area because the former and proposed use of the buildings are analogous. In addition, the surrounding neighborhood structures encompass existing uses that are similar to the McMillan House. Further, due to the McMillan House's use and combined esthetic qualities, the project will not negatively impact the health, safety and welfare of the immediate or broader community, but in fact satisfies a serious need for support of short term temporary lodging by those who visit the nearby hospitals and universities.

Respectfully,

Tia Ashton-Scott

Tia Ashton-Scott

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
680 RHODE ISLAND AVENUE, NE
WASHINGTON, D.C. 20002

(202) 832-1965 - (202) 832-1966
(202) 832-1969, FAX

November 7, 2001

Jerrily Kress, Director
Office of Zoning
441-4th Street, NW, #210 South
Washington, DC 20001

Re: Case No. 16787

Via Facsimile: (202) 727-6072

Dear Ms. Kress:

At its monthly meeting of October 16, 2001, in which a quorum was present, ANC 5C voted unanimously to support the above-referenced applicant's request for (1) a variance from the use of provisions of the R-4 Zone for zoning relief to allow official use of the properties as an Inn and (2) a variance from the parking provisions requiring one parking space for each 600ft of gross floor area and cellar area, reducing the required number of parking spaces for the McMillan House.

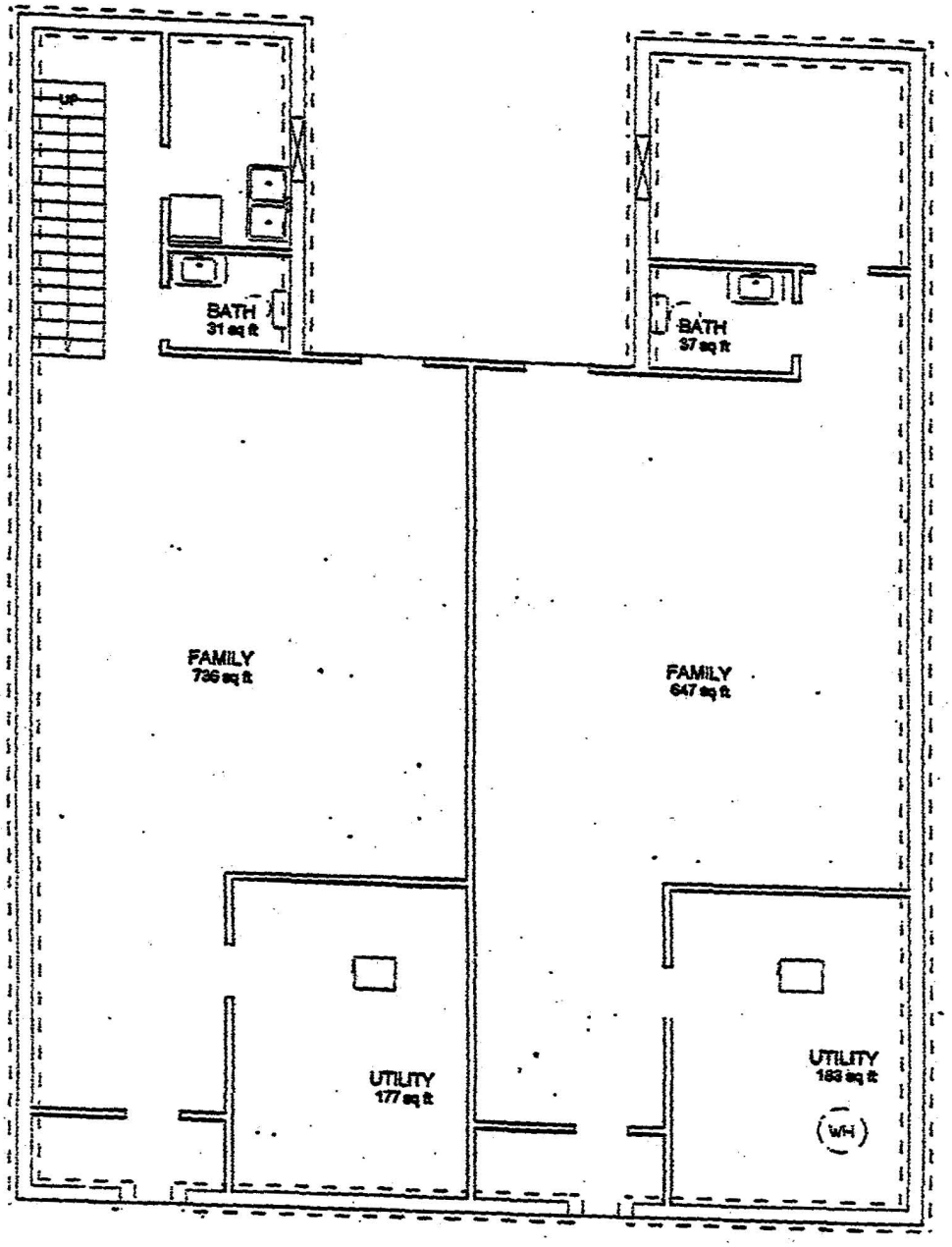
In its presentation before ANC 5C at that public meeting, representatives of this establishment discussed the nature and purpose of the business, presented photographs and drawings and provided information to all questions posed by the community. Site visits to the establishment found it to be appropriate for the surrounding neighborhood in the Bloomingdale/LeDroit area. The property was found to be impeccably maintained. Further, review of the application revealed no opposition by the community.

A motion to support the applicant's request for variance was put forth by the Commissioner representing the single-member district of 5C05 in which the establishment is located. The motion was seconded and passed by all Commissioners present. In light of the above comments, it is the desire of ANC 5C that this decision be accorded "great weight."

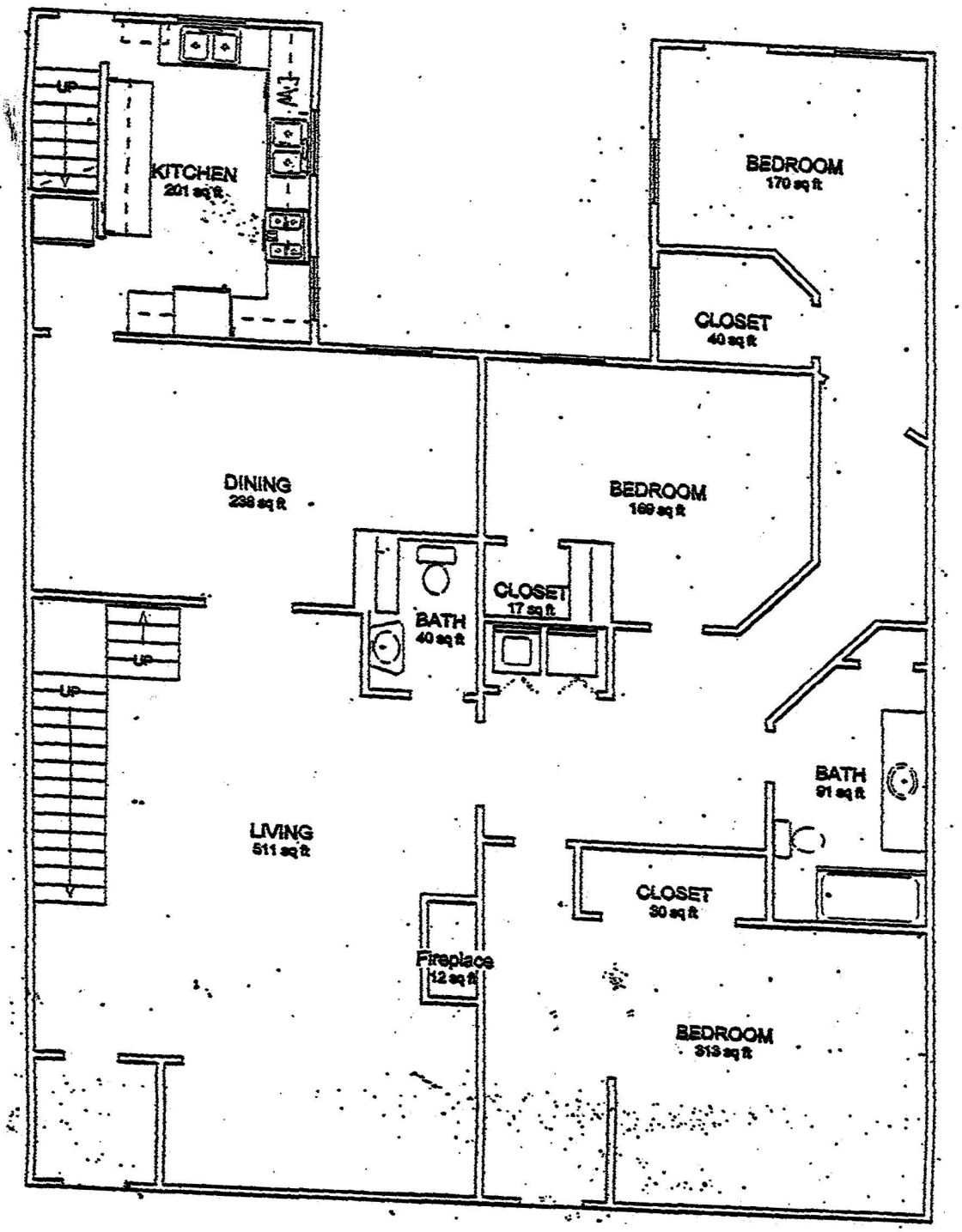
Best,

James D. Berry, Jr.
Chairperson

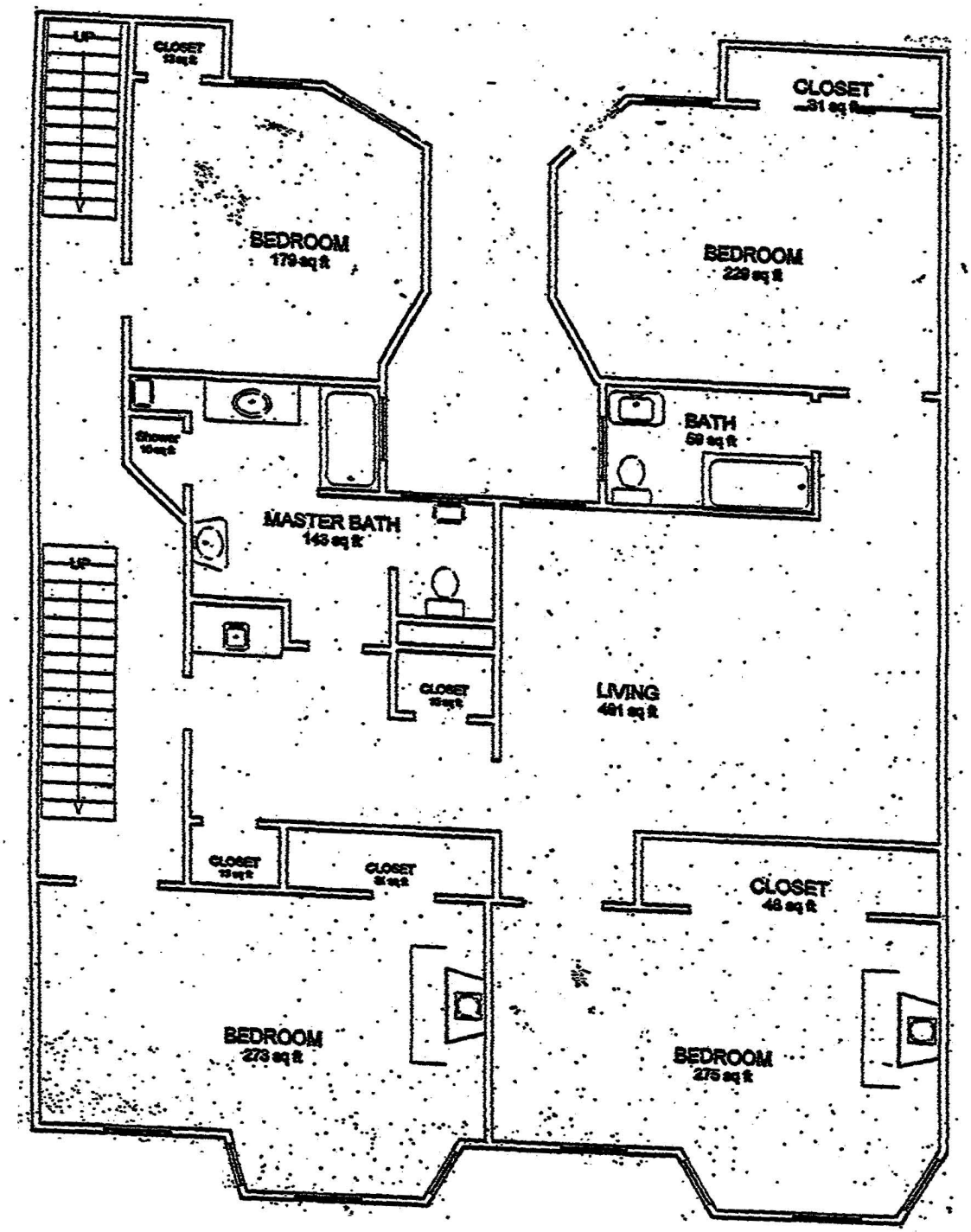
Cc: Commissioner Gwen Southerland, ANC 5C05
Edward M. Johnson & Associates, P.C.


UP
BATH
31 sq ft
BATH
37 sq ft
FAMILY
736 sq ft
FAMILY
647 sq ft
UTILITY
177 sq ft
UTILITY
183 sq ft
WH

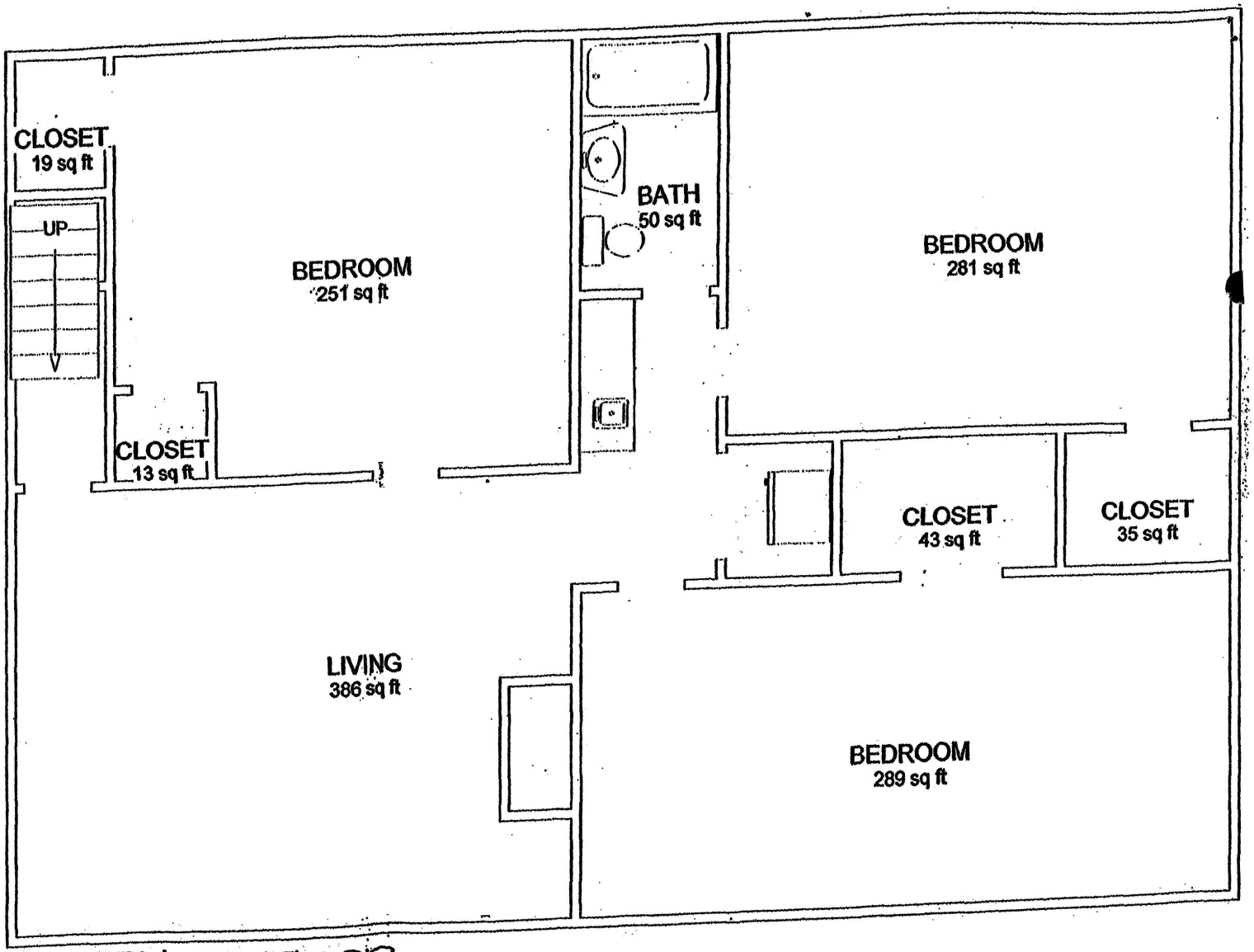
BASEMENT


UP
KITCHEN
201 sq ft
BEDROOM
170 sq ft
CLOSET
40 sq ft
DINING
238 sq ft
BEDROOM
169 sq ft
CLOSET
17 sq ft
BATH
40 sq ft
UP
UP
BATH
91 sq ft
LIVING
511 sq ft
CLOSET
30 sq ft
Fireplace
12 sq ft
BEDROOM
313 sq ft

FIRST FLOOR



SECOND FLOOR


CLOSET
19 sq ft
UP
BEDROOM
251 sq ft
CLOSET
13 sq ft
BATH
50 sq ft
BEDROOM
281 sq ft
CLOSET
43 sq ft
CLOSET
35 sq ft
LIVING
386 sq ft
BEDROOM
289 sq ft

THIRD FLOOR