GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Stanley Jackson
Director

DATE: May 6, 2002

SUBJECT: Department of Housing and Community Development Comments on BZA Application No. 16872 – Application from Alison Gray for a Special Exception to Allow an Accessory (Basement) Apartment in a single-family dwelling located at Ellicott Street NW (Square 1983, Lot 49)

Pursuant to the Office of Planning request of April 24, 2002, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Board of Zoning Adjustment (BZA) application and supports the BZA Application based on the following statements made in the application:

1. The proposed renovations for the apartment are entirely interior and will not alter the outward appearance of the house.
2. The required parking space for the accessory apartment will not increase or impact on-street parking in the neighborhood because the property has an existing two-car garage that can accommodate the apartment and the house parking needs.
3. The partially finished basement will be upgraded into a fully functional and code compliant accessory apartment.
4. Basement apartments and more traditional apartment units are not uncommon in this neighborhood just off Connecticut Avenue NW. and
5. The development of this basement accessory apartment will create a rental unit for students attending several nearby District universities and the rent generated will increase tax dollars paid to the District.

BZA
Case No. 16872
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16872
EXHIBIT NO.26