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Board of Zoning Adjustment for the District of Columbia
441 4th Street, N.W. Suite 210
Washington, D.C. 20001

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REENA
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Re: Gray Residence Special Exception Application
3633 Ellicott Street, N.W.
Washington, D.C. 20008

Statement of Existing and Intended Use

Currently the house at 3633 Ellicott Street, N.W. is used as a single family detached dwelling and is inhabited by the owner, Alison Gray, and her elementary school age daughter.

The basement area of the house is currently a partially finished space. Ms. Gray would like to upgrade this space into a fully functional and code compliant accessory apartment. Such basement apartments, and more traditional rental units, are not uncommon in this neighborhood. The proposed use of the space will not change the outer appearance of Ms. Gray's house and will have no impact on residential parking. With respect to changes to the outer appearance of the house, there will be no additional structures; the sole outer changes will be much needed renovations to a deteriorating back staircase and improvements to the rear landscaping. With respect to parking, there also will be no adverse impact since Ms. Gray's property includes a detached two-car garage that can accommodate her own and any future tenant's parking needs.

The requested special exception would benefit both Ms. Gray and the District. As a single parent, Ms. Gray has several interests in the requested conversion. First, the use of the basement as an accessory apartment would make it possible for Ms. Gray to engage the tenant to provide periodic childcare for her daughter while she is at work. In addition, when her daughter becomes a teenager and is able to stay alone in the house for short periods, the presence of a responsible adult in the accessory apartment will make her stay alone in the house more secure. The presence of a tenant on the property would also provide increased security for her home when Ms. Gray is away from the house on business or other travel. Finally, by renting the basement apartment, Ms. Gray would be able to supplement her income in order to help her to better maintain the whole property.

BZA
Case No. 16872
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16872
EXHIBIT NO.4

With respect to the District's interest, the use of the basement apartment for rental purposes will increase the District's tax dollars. A number of students at several nearby universities including American University and the University of the District of Columbia often have trouble finding affordable housing in the District and choose to live in nearby Maryland suburbs, especially Silver Spring. Although only a single rental unit is at issue, the presence of even one additional resident increases the District's tax collections due to the taxes to be paid on the rental income as well as money spent by the tenant in nearby neighborhood businesses.

Sincerely,

Reena Racki, AIA