



**Statement of Existing and Intended Use
Application of Special Exception
Karen Marsh
1837 Vernon Street NW
Square 2555 Lot 0036**

On behalf of Karen Marsh (the “Applicant”), the owner of the property located at 1837 Vernon Street NW (Square 2555, Lot 0036) (the “Property”), we are submitting this request for Special Exception relief from Subtitle F § 207.1, pursuant to Subtitle F § 5201.1 of the Zoning Regulations to allow for the construction of an elevated egress stair/walkway within the required rear yard, to permit the creation of an apartment on the upper floors of the existing row building. The proposed construction will not have any adverse impacts on the surrounding community, and no objections have been raised by nearby neighbors, including the immediately adjacent property owners.

The Property is located along Vernon Street NW, approximately equidistant between 18th street and 19th Street, in the RA-2 zoning district. The Property is also located within the Washington Heights Historic District. The Property has a net lot area of approximately 1,733 square feet and is currently improved with an approximately 3,805 square foot, four-story, single-family row dwelling that was built circa 1910.

No change is proposed to the residential use of the Property. The Applicant has resided in the existing dwelling for over the past 30 years and desires to remain. However, the large, historic home is much bigger than the Applicant’s family needs. As such, the Applicant desires to create a second apartment on the upper floor of the existing building, to provide additional housing in this desirable neighborhood. This Application will help to address the region’s housing crisis and meet the Mayor’s goal of delivering a significant amount of additional housing units. This Special Exception is only required to provide for the construction of an egress stair, which is necessary to provide access to the principal entrance of the upper floor apartment proposed in this Residential Apartment Zone. Aside from this code required egress, the proposed modifications conform with all required development standards of the RA-2 Zone.