

Statement of Existing and Intended Use
Application for Special Exception and Variance Relief
The St. Thomas Group LLC
1210 Ingraham Street, NW
Square 2930 Lot 0071

On behalf of The St. Thomas Group LLC (the “Applicants”), the owner of the property located at 1210 Ingraham Street, NW (Square 2930, Lot 0071) (the “Property”), we are submitting this request for Special Exception approval under Subtitle D §§ 208.2 and 5201.1 of the Zoning Regulations and Variance approval under Subtitle X §§ 1000.1 and 1002.1. Specifically, the Applicant is seeking Special Exception relief from the side yard requirements contained in Subtitle D § 208.2, to allow for the construction of an addition to an existing, single-family, row building to accommodate a cellar level accessory apartment. The relief required is necessary to allow the Property to retain a zero-foot setback along the “attached” property boundaries, as is customary for row buildings. The Applicant is also seeking Variance relief from the use standards contained in Subtitle U § 201.1(a)(1) to allow for the continuation of a residential row building in the R-1-B zone. The proposed relief will not impair the purpose or intent of the R-1-B Zone or have any adverse impacts on the surrounding community.

The Property is located along Ingraham Street NW, just west of its intersection with Georgia Avenue NW, in the R-1-B zoning district. The Property has a net lot area of approximately 2,946 square feet and is currently improved with a two-story, single-family row building that was built circa 1923.

The Property will continue to be used for residential use. The Applicant is proposing to construct a rear addition to facilitate the creation of an accessory apartment in the cellar of the existing, single-family row building. Accessory apartments are an important tool in the toolbox to address the region’s housing crisis, and to help meet the Mayor’s goal of delivering a significant amount of additional housing units by 2025. Given the age of the existing building, there is not currently sufficient living space to accommodate an accessory apartment and a principal dwelling unit that is able to house a large family. As such, the Applicant is proposing a rear addition, which will allow for a four-bedroom principal dwelling unit on the upper floors, large enough to accommodate a larger family, and an accessory apartment in the cellar. The Applicant intends to personally reside in the accessory apartment and lease the principal dwelling unit.