

**Date:** 16 February 2025

**Project:** Bache-Riordan Residence Lot Adjustment

**Location:** 1306 Girard St NE  
3958 // 0008 & 0009  
Washington DC 20017

**Subject:** Statement of Intended Use

To Whom It May Concern:

The applicant, Justin Riordan, and myself, Zachary Bache, are co-owners of 1306 Girard St NE, which currently occupies both Lots 0008 and 0009 of Square 3958. We currently occupy the property as our primary residence.

It is the owners' intent to obtain the necessary relief to subdivide the two record lots into two new record lots with non-conforming conditions in order to maximize usable land and construct a new single-family detached structure. The owners' intent to retain the current primary residence on what is currently designed as lot 0008 (the eastern lot). The owners' intent to construct a single family detached dwelling on lot 0009 (the western lot).

As the application includes an owner-occupied, single dwelling unit property, DCMR subtitle Y § 1600.1(d) applies in calculation of the fee schedule. Subtitle Y § 1600.2, and by extension §1600.1(b) or §1600.1(c), do not apply to the application. The resulting fee schedule for the application is \$350.

There are no commercial or multi-family intended uses for this property and all intended uses of both proposed lots is consistent with the zoning for the lots.

Sincerely,

Zachary Bache, RA