

7. Statement of Intended Use: For Variance Exception Application

This Statement of Intended Use is submitted as part of our application for a variance exception for the residence located at 3564 Alton Place NW, Washington DC 20008. We respectfully submit that our situation represents a unique case where no change in intended use is being proposed or requested.

The property is currently being used as the primary residence by its owners, and we intend to continue this exact same use going forward.

We purchased this property approximately three years ago with the understanding that the existing use and building construction was fully compliant with all zoning regulations. We purchased it after all inspections were completed and the developer presented a certificate of occupancy. After nearly three years of ownership and residence, we were recently informed by the Department of Buildings that there is a variance issue that requires addressing through this formal application process.

It is important to note that this variance was not created by any changes we have made to the property or its use. Rather, it appears to be the result of miscommunications between the previous developer and DC inspectors during the development process, likely exacerbated by COVID-19 pandemic restrictions and the resulting shift to virtual communications.

While we are not seeking to change the property's use, we understand the need to demonstrate compliance with the review standards for variances:

1. **Exceptional Situation or Condition:** The exceptional situation in this case is the administrative oversight that occurred prior to our ownership, creating a technical non-compliance without any substantive change to the property's intended use or design.
2. **No Substantial Detriment to the Public Good:** The continued use of the property as currently operated presents no detriment to the public good, as evidenced by the fact that this variance was not even observed by city inspectors or neighbors prior to the current scrutiny of our construction permits resulting from the submission of unrelated permitting requests by our neighbors at 3566 Alton Place.
3. **No Substantial Harm to the Zoning Regulations:** Granting this variance would not undermine the intent of the zoning regulations, as the property's use is consistent with the character of the neighborhood and the general purpose of the zone district.

We respectfully request the approval of this variance exception to allow the continued operation of the property as it has been used since our purchase. This approval would correct an administrative discrepancy without requiring any physical changes to the property or alterations to its actual use.

We remain committed to being responsible property owners and valuable contributors to the community, and we appreciate the Zoning Administration's consideration of this matter.