

From: [LeGrant, Matt \(DCRA\)](#)
To: [Carolyn Brown](#)
Cc: [Nick Alten](#); [Lawson, Joel \(OP\)](#)
Subject: RE: BZA Case No. 20661 - Interpretation Needed for 4/6 hearing
Date: Monday, April 4, 2022 2:48:41 PM

Carolyn Brown,

I am in agreement that storage for the home occupation, for the resident in the property's principal dwelling, is permitted in the proposed accessory building that has a first level garage, under Subtitle U-253.8(d) because it is associated with a dwelling on the lot.

Please feel free to call me if you have any further questions.

Matthew Le Grant

Zoning Administrator
Office of the Zoning Administrator
Dept of Consumer and Regulatory Affairs
1100 4th St SW - Washington, DC 20024
www.dkra.dc.gov
Phone: Desk 202 442-4652 – Mobile 202-497-1742

From: Carolyn Brown <cbrown@brownlaw.law>
Sent: Sunday, April 3, 2022 5:05 PM
To: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Cc: Nick Alten <nick@betterspace.com>
Subject: BZA Case No. 20661 - Interpretation Needed for 4/6 hearing

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Dear Matt –

I have a BZA hearing on Wednesday, April 6, and opponents have argued that an additional area of relief is needed under Subtitle U-253.8(d). Would you be able to provide an email response to the issue raised prior to the hearing?

I represent the homeowner/applicant in BZA Case No. 20661, who is constructing a 2-story garage on his property with an accessory dwelling on the second floor. He needs BZA relief to exceed the 450 sf area limitation. The ANC, OP and DDOT are in support. The first floor of the garage will provide parking for two vehicles and a storage/work area associated with the owner's home occupation as a construction contractor. He has had a valid Home Occup. License for the property since 2007.

Some neighbors are opposing the BZA application and are claiming that under Subtitle U-253.8(d), the owner may not store materials related to his home occupation in the garage because of the accessory dwelling unit on the 2nd floor. Section U-253.8(d) provides that:

An accessory building that houses an apartment shall not be used

Board of Zoning Adjustment
District of Columbia
CASE NO.20661
EXHIBIT NO.71

simultaneously for any other use other than as a private vehicle garage,
an artist studio, or *storage for a dwelling unit on the lot*.

Because a portion of the storage area on the first floor the garage will be used for a valid home occupation associated with the principal dwelling on the lot, we believe the proposed storage use is in full compliance with this provision, and no BZA relief is required. (I note that the storage area will also be used for the homeowner's personal property, as well as his woodworking shop).

Could you kindly confirm that storage for the home occupation is permitted in the garage under Subtitle U-253.8(d) because it is associated with a dwelling on the lot? Please feel free to call me to discuss if that would be helpful. I can be reached on my cell at 202-664-6472.

Thanks so much and I apologize in advance for the urgent request.

Best regards,

Carolyn

BROWN  LAW

Mary Carolyn ("Carolyn") Brown | The Brown Law Firm PLLC
1750 K Street, N.W., 12th Floor | Washington, D.C. 20006
(202) 763-7538 work | (202) 664-6472 cell
cbrown@BrownLaw.law | www.BrownLaw.law

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