

Date: 11/22/2017
Project Name: WISE RESIDENCE
Location: Square 0762, Lot 0828, SE
Washington, DC 20003
Clients: Mr. & Mrs. Brian Wise
RE: STATEMENT OF INTENDED USE

To Whom It May Concern,

The applicants, and lot owners, Brian and Carolyn Wise intend to construct a two-story, single-family structure on their vacant lot. (Square 0762, Lot 0828) This property has sat vacant since before the owners had acquired the property and since the owners acquired the property in March of 2015. This alley lot currently sits within a RF-3 zoned area, that by right, allows for a single-family structure to exist on this site, even with the more restrictive "alley lot" zoning guidelines.

It is the owners' intention to obtain the necessary reliefs required in order to be able to work with the unique lot conditions so that they can maximize on the efficiency and feasibility of constructing a single family home in this alley location. The burden of proof submitted for the BZA special exception/variance process further dictates the necessity and appropriateness of each of the reliefs being sought. (refer to the included "Burden of Proof" document for zoning relief specifics) In addition to the Burden of Proof, a series of diagrams have also been provided to graphically show the impacts and benefits of each of the reliefs being sought. These diagrams help to strengthen the architectural argument for the feasibility and efficiency to the construction of the proposed residential alley home.

By receiving the sought after relief, the owners intend to prepare the existing site for construction, erect a two-story, brick veneered structure, that will occupy the lot in it's entirety and conform to all of the required alley lot zoning code in addition to the relieved code requirements. The overall use will be in line with local zoning code and many of the residential adjacent properties. The overall size and shape will fit into the existing alley appropriately, and will help to fill in the void of the "now" absent alley corner that has been missing. The overall proposal will be reviewed by the local ANC board, as well as the Historic Preservation Review Board, in order to make sure that the proposal architecturally conforms to the requirements of the Capitol Hill District Historical Overlay.

There are no commercial, or multi-family intended uses for this property, and all intentions for the usage of this dwelling unit is to be for single-family residential occupation. Upon completion of construction, it is the owners' intention to occupy the alley residence. Proof of this can be found in the signed and submitted "Affidavit of Intent to Occupy Dwelling" zoning form.

Should there be any other questions or concerns for the intended usage, feel free to contact me, or the owners, for any additional questions that you may have.

Sincerely,

Mateusz Dzierzanowski