



RESOLUTION

**BZA 19036 – Special Exception Request
 Convert 17 Franklin St NE SFD Row Dwelling to a Two-Unit Flat**

WHEREAS, this request for a special exception variance is to permit a SFD row dwelling to convert into a two-unit flat. This request will not result in a substantial change of use of the dwelling and will not negatively affect residents with 200 feet proximity in all directions.

WHEREAS, a maximum of two persons would be added to this residence which does not substantially change the use of this dwelling as its original use was accommodation of a family unit. Currently, this residence is occupied by one resident.

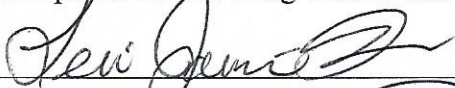
WHEREAS, the burden of proof in support of this special exception request is supported by DCRA records showing similar request granted to two other residents on the unit block of Franklin Street NE. The owners of 27 and 35 Franklin Street NE dwellings were each awarded special exception consistent with awards within R4 zoning regulations. Also, 20 Girard Street NE dwelling has recently been permitted special exception for a two-unit flat dwelling occupancy in Zone 3.


WHEREAS, given that the applicant is the only person residing in this dwelling, granting this special exception resulting in additional resident(s) will not compromise the integrity of the intent of the original R3 Rule. The design plan and accommodations to bring this home in compliance with all DC building codes will be performed during construction.


WHEREAS, this exception will not adversely affect the character of the residence or any known future developments as the physical outside structure will not be changed other than creating a secondary egress on both levels. An addition two individuals residing in the home will not negatively affect residents located within 200 feet in all directions (Units 15 and 19 Franklin Street NE) as rear parking is available.

WHEREAS, it is not expected that upon granting of this special exception from BZA, any future or further changes to increasing use beyond what is outlined herein is planned. The use of this home is strictly for the use of personal dwelling of no more than three individuals.

NOW THEREFORE, BE IT RESOLVED, on 16th day of June 2015, ANC 5E at a duly noticed public meeting, voted 9 in favor, 0 opposed, with 9 members present, supports the applicant's request for BZA 19036 - Special Exception Request. ANC 5E is composed of 10 voting commissioners such that six constitute a quorum.


 Teri J Quinn, 5E ANC Chair


 Celia D. Barnes, 5E09 Commissioner


 Sally Hobough, ANC5E Recording and Correspondence Secretary

Commissioners

- SE01 Deborah Steiner
 SE01@anc.dc.gov
 DLSmith112@msn.com
 202-681-0095
- SE02 Christy Love Davis
 ANCSe02christylovedavis@gmail.com
 202-738-3683
- SE03 Renee T. Lewis
 SE03@anc.dc.gov
 202-486-5648
- SE04 Sylvia M. Pinkney
 SE04@anc.dc.gov
 202-269-4180
- SE05 Bradley Thomas
 Vice Chair
 SE05@anc.dc.gov
 202-670-0151
- SE06 Teri Janine Quinn
 Chair
 SE06@anc.dc.gov
 @TJQANCSE06
 202-495-1177
- SE07 Bertha Holliday
 Treasurer
 SE07@anc.dc.gov
 bhollidaypsy@gmail.com
 202-491-3996
- SE08 Austin Pearl
 SE08@anc.dc.gov
 202-486-5282
- SE09 Dianne Barnes
 SE09@anc.dc.gov
 202-387-2497
- SE10 Sally Hobough
 Recording Secretary
 Corresponding Secretary
 SE10@anc.dc.gov
 @lifeontheedge
 202-412-9618

NEXT MEETINGS:
 COW – Thurs, June 4, 2015
 Summit Apartments

PUBLIC – Tues, Jun 16, 2015
 Trinity Washington
 University

