

BZA Variance Application

4601 Western Ave. NW
Washington, DC 20016

Owners: Robert & Suzanne Burrows

STATEMENT OF USE:

Existing and Proposed use is an owner occupied, detached single family residence.

BURDERN OF PROOF STATEMENT:

The Owners are seeking Zoning Relief in the form of a Variance from the required maximum Lot Occupancy of 40% in the R-1-B Zone in order to construct an addition to their detached single family home.

The Owners would like to construct an addition to meet the needs of their growing family and allow them to stay in DC and AU Park to which they are committed. They have two children who are approaching their teens and one of their existing bedrooms is less than 80sf and not big enough for a young adult. The addition would allow them to have three comfortable sized bedrooms and re-use the small bedroom as a study and guest room. On the first floor the addition would create a new kitchen to replace the existing galley kitchen and a new family room. The basement would be a new garage with off street parking using the existing driveway off of Brandywine Street.

Due to the existing triangular shape and non-conforming size of the lot, (1849 sf with 5,000 sf required for R-1-B) combined with the existing non-conforming lot occupancy, there exists a peculiar and practical difficulty for adding on to the house while complying with the required maximum lot occupancy of 40%.

Given the amount of permanent open space bounding the lot, consisting of a 41 foot setback on Western Avenue and a 30 foot setback on Brandywine Street, the proposed addition would not have adverse effects on the access to light and air of adjoining properties beyond the effects of the existing structures and trees already present. On an average day, the morning and midday sun in the adjacent neighbor's back yard are not impacted by the addition and in the afternoon the shadows cast by the existing structures and trees is the same as the shadow cast by the proposed addition (see drawings 6 & 7)

If the lot were of conforming minimum size of 5,000 sf or at least the average size of those lots within a 200 ft radius of approximately 4,620 sf, (see drawing 10) the proposed total lot coverage of 1,226 sf would be well within the allowable coverage of 40% for the R-1-B zone. Also, by matching the roof ridge and eave heights of the addition with the existing structure the proposed addition will be in keeping within the height and scale of the surrounding houses (see drawings 8 & 9). Were this variance to be approved, the resulting structure would be in keeping with the purpose and integrity of the zoning plans and regulations for this neighborhood.

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