

Rationale/Burden of Proof for Special Exception

Updating historic home to contemporary standards in economically viable manner:

The proposed addition would allow for a kitchen space large enough to accommodate modern appliances such as a dishwasher and washer/dryer (not feasible in existing space) and add much needed work and storage space. It would allow for addition of a second bath to service the three upper bedrooms. Such amenities would be beneficial to accommodate our family and visiting friends and to economically justify the renovation costs involved with improving the property (adding standard amenities and second bath would increase the value of the home and help offset costs of restoring the existing home)

Improved access to light and ventilation: The proposed addition would bring the rear of the property in line with both East and West adjacent neighbors, improving access to ventilation and natural light (direct southern sun, as house would no longer be shaded at the rear in the afternoon hours). (See attached diagram).

Physical infeasibility of a smaller footprint: A smaller addition that would stay within the allowable 60% lot coverage would not provide adequate circulation space if oriented to comply with zoning requirements as to not create a 'sideyard' with neighboring properties, span from lot line to lot line and provide necessary setback of 20' from rear of property line.

Neutral or Positive Impact on Neighboring Properties: The rear of the property would be brought in line with the rear of both the East and West adjacent neighbors (currently the neighboring homes project beyond our house), creating continuity of the rear facades. No light or ventilation would be blocked to neighboring properties. The addition would be consistent with the existing surrounding structures and would not be visible from the street. It would replace an existing deck that is structurally failing and an eyesore. Considered design and quality materials will be employed to construct the rear façade (the owner is an architect).

No change in use: Property is zoned R4 residential and would remain so. The current use is single-family residential and the proposed use would remain unchanged.

Irregular shaped lot/would not create new precedent: Based on a study of existing structures in the immediate enclosed bloc (see attached lot coverage study), the proposed lot coverage is consistent with many of the homes on adjacent lots that also exceed 60% coverage. The NE/SW orientation of Rhode Island Avenue has created small, irregular shaped lots, which have resulted in many homes being originally constructed or added on to in a manner exceeding 60% coverage.

Environmental Benefits: The area below the proposed addition is currently paved with concrete, draining directly into the storm sewer along with runoff from the roof of the

existing structure. As part of the improvement plans, a rain barrel would be installed to capture rainwater from the existing roof and proposed addition. There would be minimal soil disturbance as the plans call for utilizing the existing brick piers to support the structure (Piers from sleeping porch which has since been removed and which are currently supporting the existing deck. Use of piers contingent on structural review)

Preserving historic character and floor plan: Allowing for the addition to the rear of the property would enable us to add kitchen space and additional bathroom without having to disturb the historic floor plan, woodwork, radiators, etc. of the existing home, build in 1910 to accommodate the renovations.

Previous existence of sleeping porch: The proposed addition would have approximately the same floor plate as the sleeping porch which was once part of the structure, but subsequently torn down. The addition would be supported on the brick piers from the sleeping porch that are still present (currently supporting a deck which would be removed).

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