

E. A detailed statement explaining how this application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought. (See the Form 120 Addendum – Applicant’s Burden of Proof for Variance and Special Exception Applications.)

1. The physical characteristics (the shape and size) of the property at 2312 First St NW, makes it difficult for the owner to use the property in compliance with the Zoning Regulations. The property when purchased had only one small functioning bathroom on the second floor measuring 7ft by 4.5ft and none on the third floor. Using this one small bathroom to service 5 bedrooms (3 adults and 2 children) created a hardship on the homeowner. Homeowner plans to convert an existing bedroom on the second floor into a bathroom but requires an additional bedroom on the second floor for their infant born earlier this year.
2. Granting this application will not be of substantial detriment to the public good. The walls of the proposed structure will not touch any other neighboring structure. The proposed structure will not unduly affect the light or air available to neighboring properties. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised. The addition, together with the original building, as viewed from the street, alley and other public way, shall not substantially visually intrude upon the character scale and pattern of houses along the subject street frontage. As mentioned in Section D, the addition is in the rear of the home and will not be visible at all from the street. Also as mentioned above, the addition is merely a 10 * 13.5 ft area, a relatively small addition that does not greatly impact the scale of the home and that will not exceed the current footprint of the home as it will conform to the first floor. The addition will be made of the same materials as the rest of the home (red brick with a tar roof) so as to match the character of the rest of the home and neighboring properties. Finally, it is worth noting that several homes on this square (3125) and the adjoining squares have undertaken and already completed the exact same addition so that it is now becoming the normal pattern in the neighborhood and is in keeping with the character of the neighborhood. Please see 11 photo attachments of 9 examples within a 2 block radius of 2312 First St NW with similar additions. Note, some are examples of not only an addition on the second floor, but additions that go all the way up to the third floor and are significantly larger than the one proposed. Also note, some of the examples attached show additions in various materials not in keeping with the character of the neighborhood, such as vinyl siding, stucco, metal siding or miscolored cinder blocks—some have even installed large imposing metal spiral staircases.
3. Granting this application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map as the resulting structure will remain a single family home.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18340
EXHIBIT NO. 5

2012 JAN -6 PM 1:00
OFFICE OF ZONING
Board of Zoning Adjustment
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CASE NO. 18340
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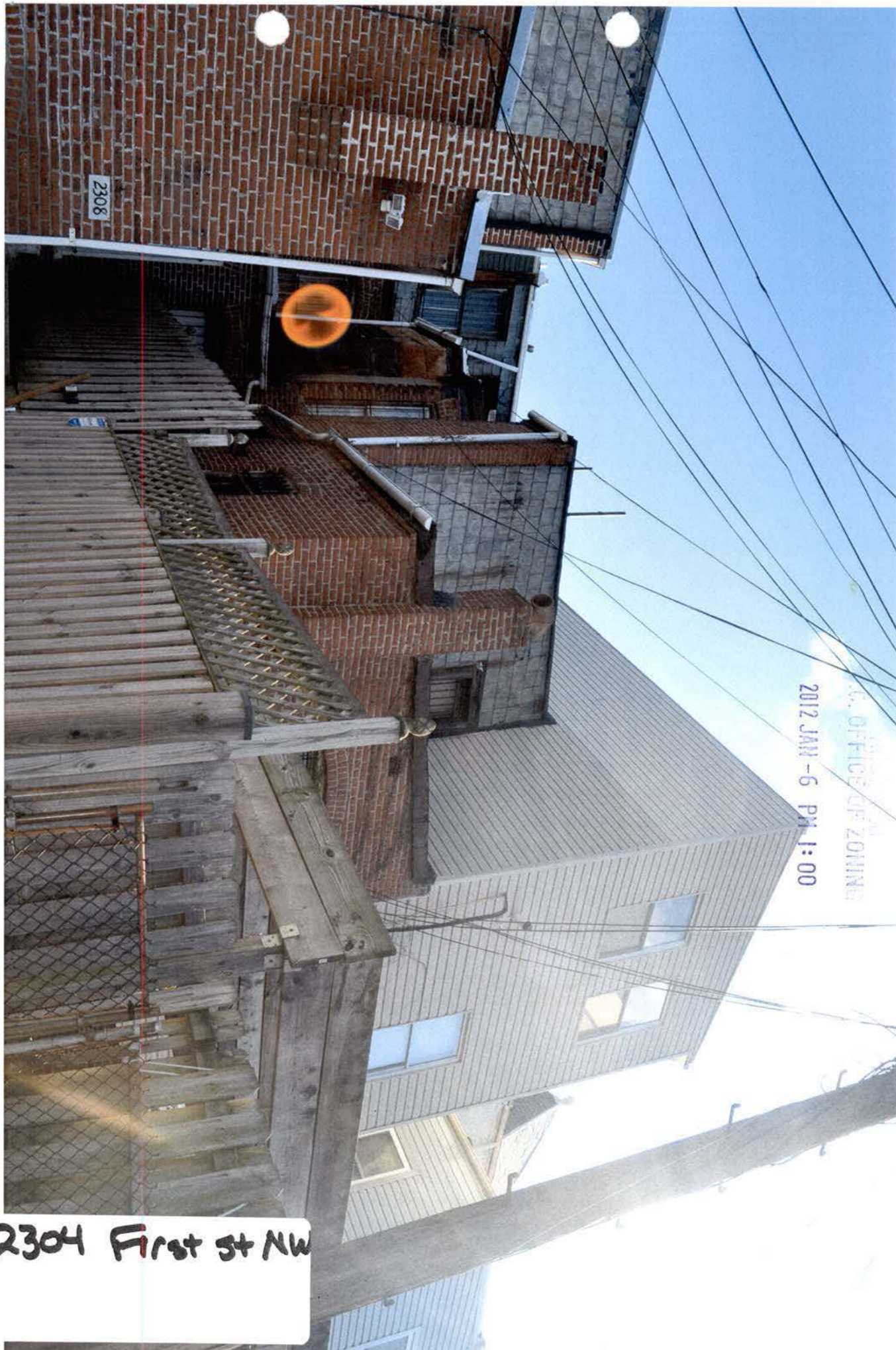
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2302 First St NW

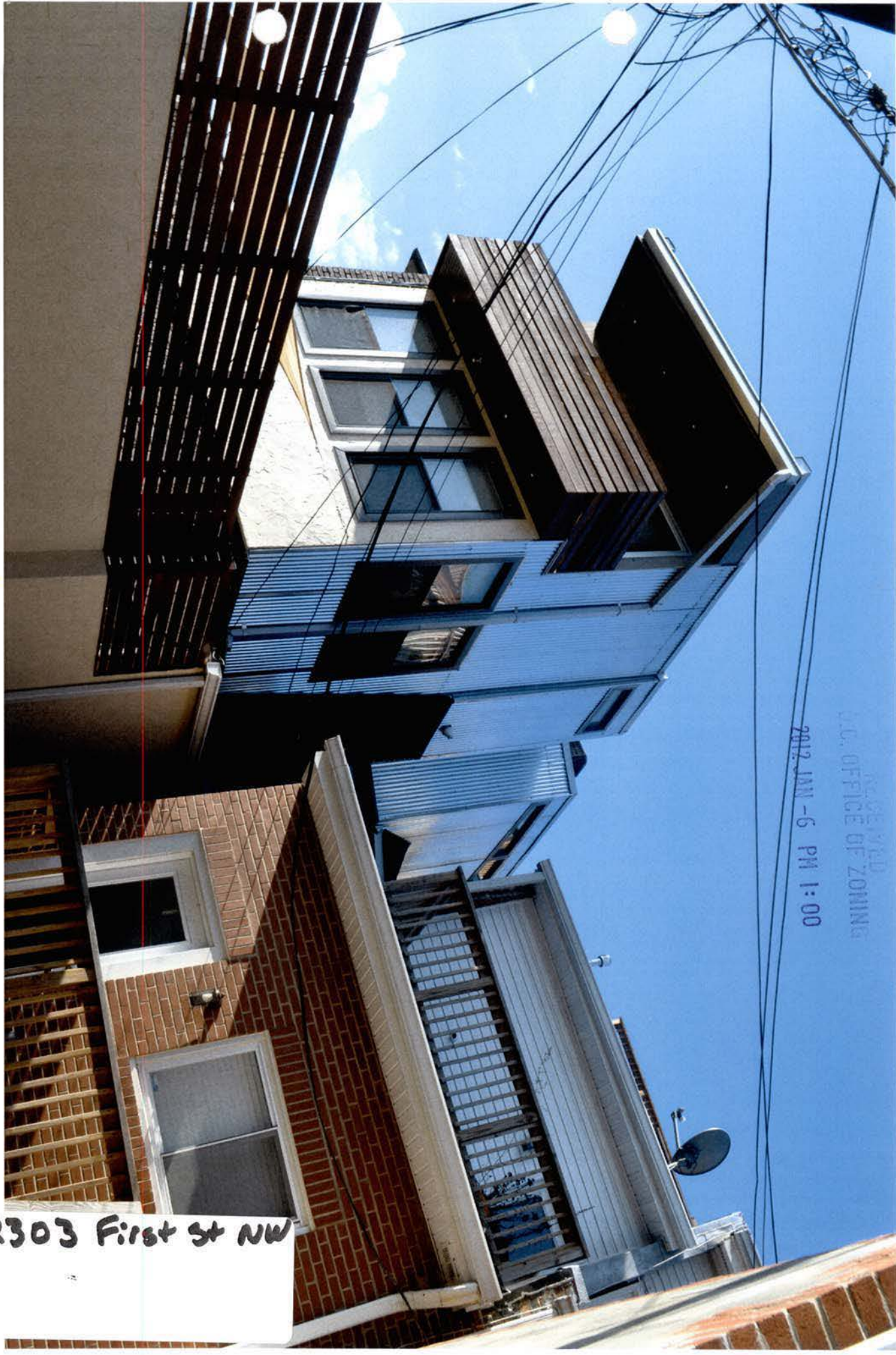
STATE OF MICHIGAN
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2304 First St NW



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J.C. OFFICE OF ZONING

2304 First St NW



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2303 First St NW

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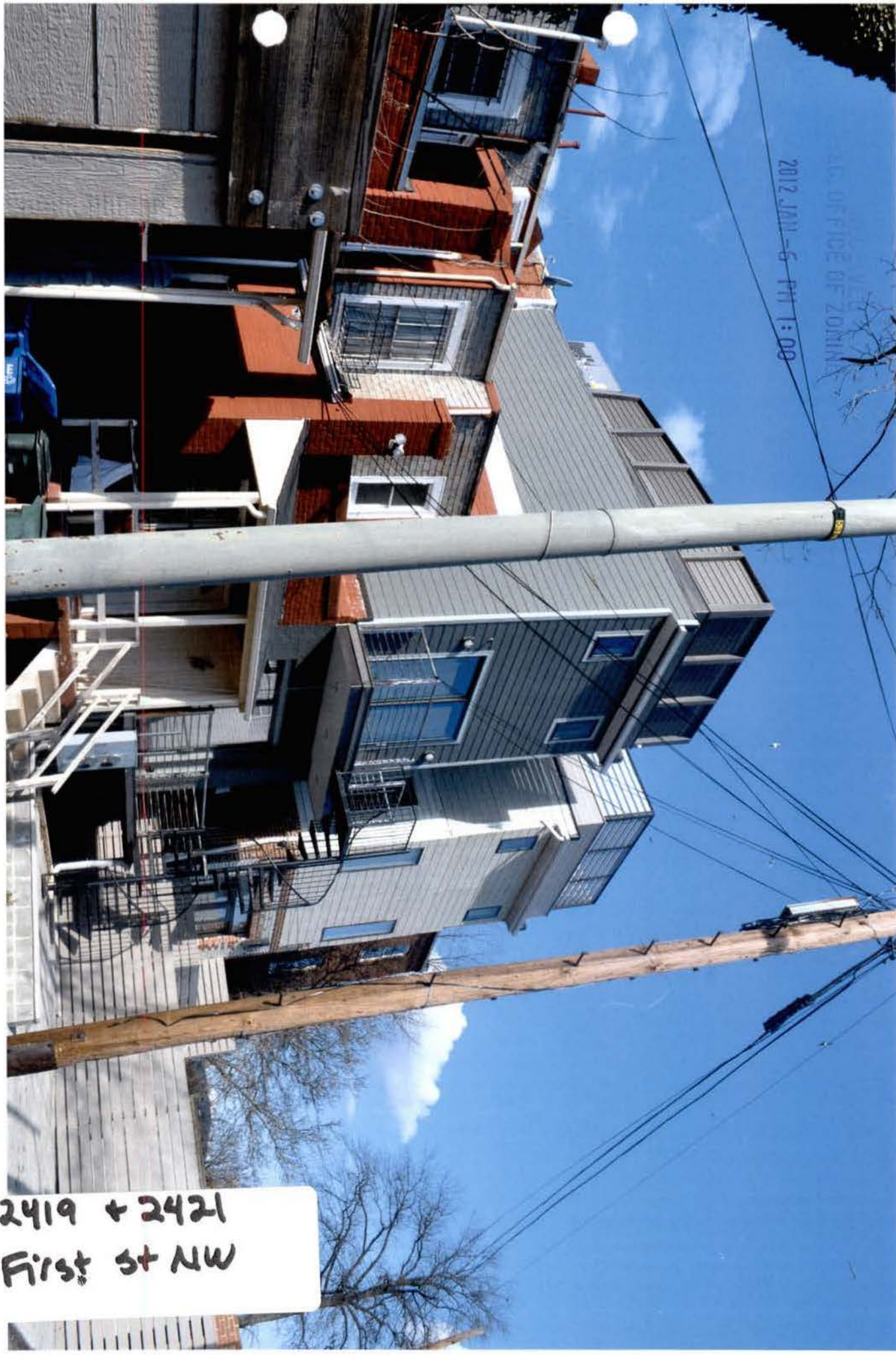
2220 First St NW



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2419 + 2421
First St NW

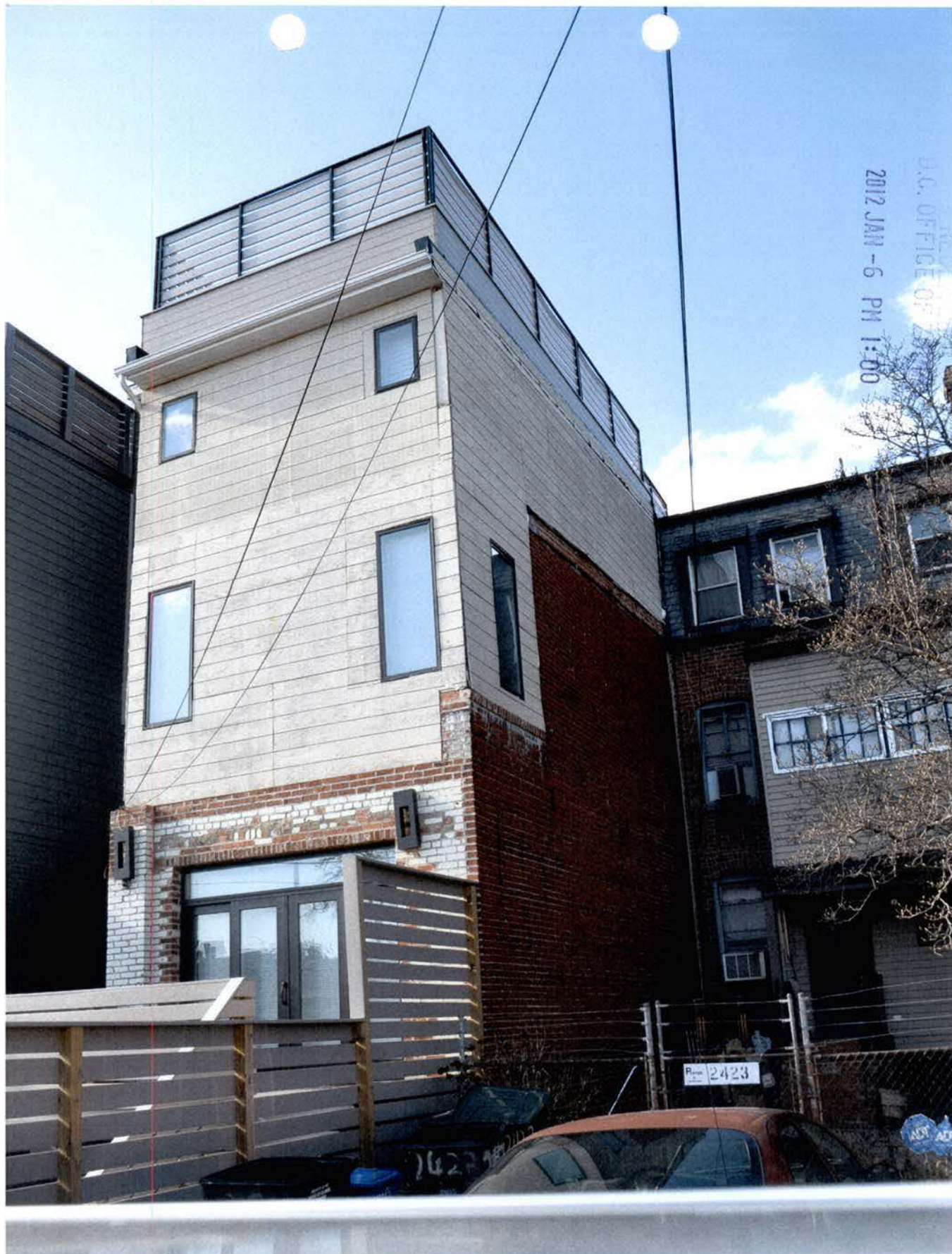




2419 First St NW

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D.C. OFFICE OF ZONING

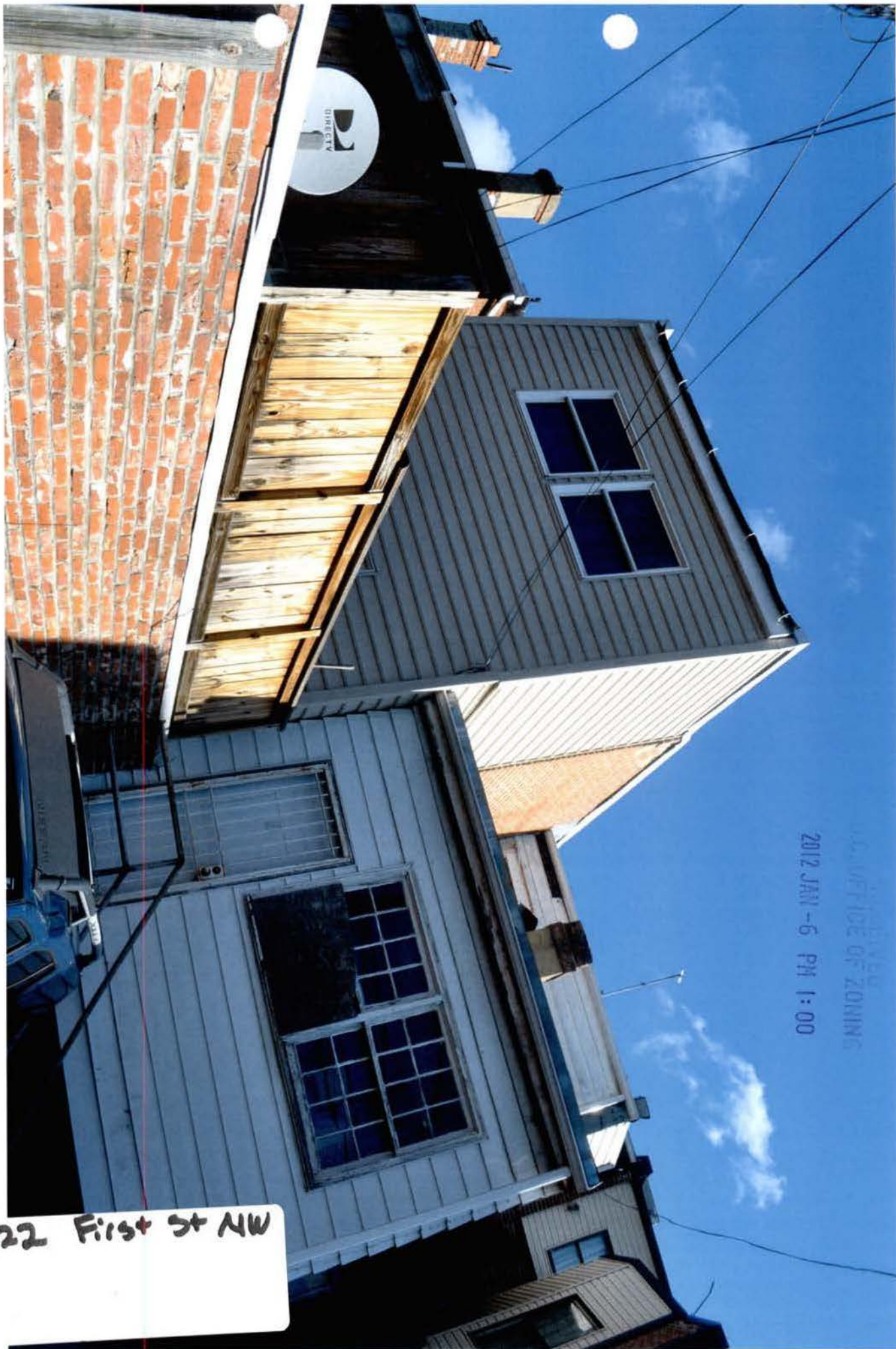


2421 First St NW

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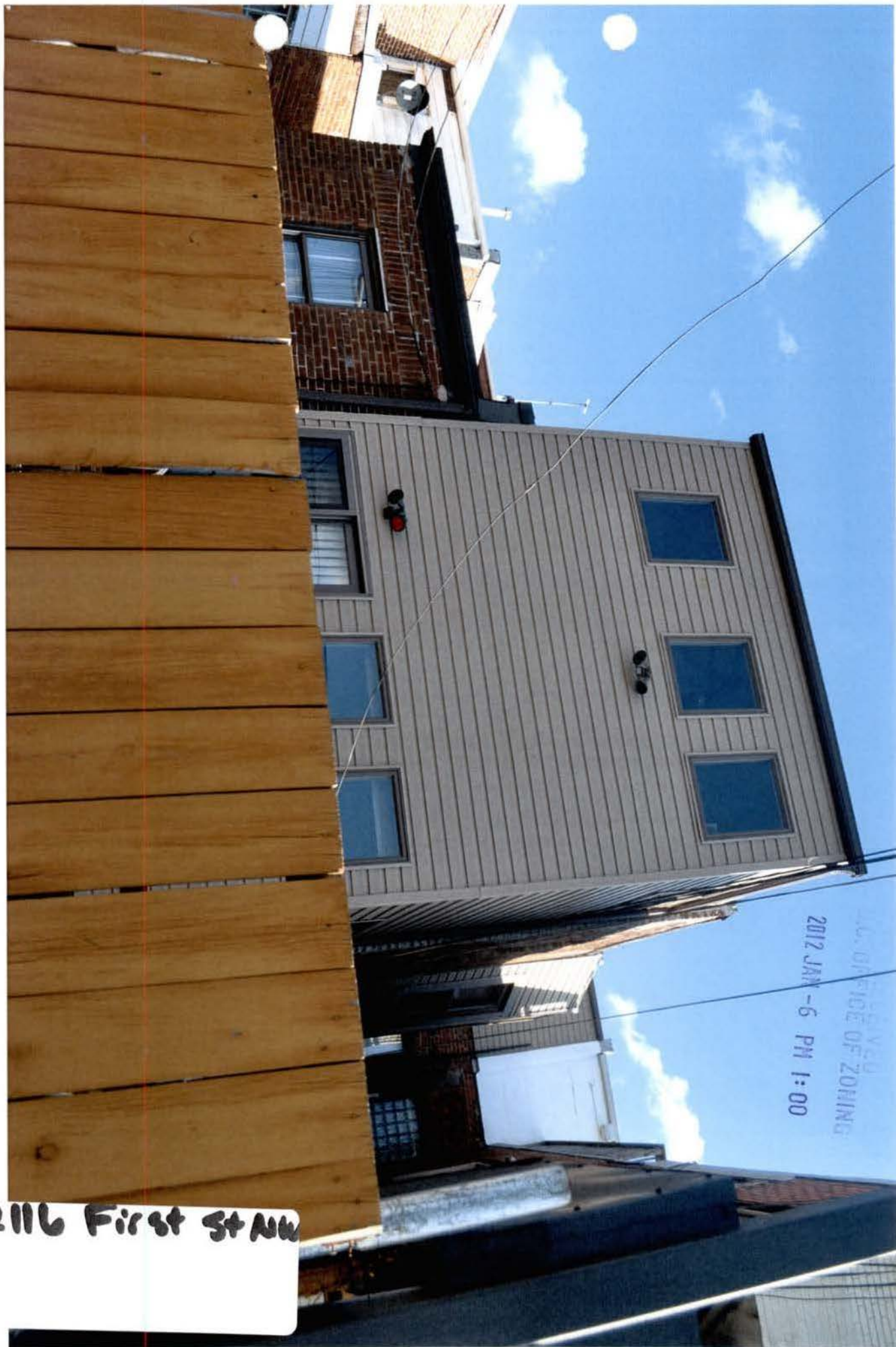
2122 First St NW



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2116 First St NW





2114 Fir St NW