

AREA VARIANCE APPLICATION FOR

GRANDE 3709 COREY PL NW DC 20016

1108

IT IS THE DESIRE OF LUKE & HOPE GRANDE TO EXPAND THEIR EXISTING RESIDENCE BY ADDING A FAMILY ROOM & POWDER ROOM.

THE DC ZONING CODE AS WRITTEN DENIES THEM THE OPPORTUNITY. THEIR LOT IS AT THE MIDPOINT OF COREY PL NW OUL-DE-SAC. AS A RESULT, THE 25' REAR SET-BACK ALLOWS AN ADDITION THAT WOULD BE 4' TO 8' DEEP. AS SHOWN ON ATTACHED DRAWING, THE ADJACENT HOUSES HAVE A POSSIBLE 21' & 30' AVAILABLE RESPECTIVELY.

THE GRANDE'S HEREBY REQUEST PERMISSION TO HAVE A 12' DEEP X 21' FAMILY ROOM CONSTRUCTED, RESULTING IN A REAR YARD OF 18' TO 20'.

THE STRICT APPLICATION OF THE 25' REAR YARD RESULTS IN EXCEPTIONAL PRACTICAL DIFFICULTY IN THE NORMAL USE OF THE PROPERTY.

THE REQUESTED RELIEF WILL NOT POSE ANY DETRIMENT TO THE PUBLIC GOOD IN THAT IT WILL PROVIDE NO ADDITION OF TRAFFIC OR NOISE. THE SINGLE-FAMILY STATUS WILL REMAIN. THE INTENT, PURPOSE AND INTEGRITY OF THE ZONE PLAN AS EMBODIED IN THE ZONING REGULATIONS & MAP TO BE MAINTAINED. AN AREA VARIANCE IS HEREBY REQUESTED IN KEEPING WITH THE SUBMITTED DRAWINGS.

IN ADDITION, IT SHOULD BE NOTED THAT THE OWNERS ARE SENIOR CITIZENS, LUKE IS 79 & HOPE IS 71 AT PRESENT. THEY HOPE TO STAY IN THEIR RESIDENCE FOR MANY YEARS TO COME, THEY ARE IN GREAT NEED OF ADDITIONAL FIRST FLOOR LIVING SPACE AND THE BATHROOM REQUESTED IN THIS APPLICATION.

DAVID CUMINS MITCHELL ARCHITECT

29 FEBRUARY 2012

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18371

EXHIBIT NO. 5

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Board of Zoning Adjustment  
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EXHIBIT NO.5