

Special Exception –

4735 Tilden Street NW
Washington DC 20016

RELIEF SOUGHT– 11- 223

The current use of the property is a single family dwelling. The proposed use of the property is a single family dwelling – no change to existing use.

The scope of work is to construct a 2 story addition and deck on piers at the rear of the existing structure.

1) lot coverage: with- in rights

Total lot size:	6,345sq. ft.	Minimum allowed 5000sq.ft
Allowed lot coverage:	40%	allowed 2,538
Existing Lot Coverage:	1,425 sq. ft.	OR 22.4% LOT COVERAGE
Total Proposed Lot Coverage:	1,858 sq. ft.	OR 29.28% LOT COVERAGE

Lot coverage included in calculation with direction given by Staff at DCRA:

- 1) Existing main structure-
- 2) Addition
- 3) The portion of Yard that is not actually covered – but is in the reduced side yard (north side yard)
- 4) New deck with stair to grade

2) SIDE YARD – Relief from 405.9 8' side yard setback

We are looking for relief from a side yard requirement of 8' – the current structure built in 1952 has a current side yard (to the west) of 2' we would like to add/ modify on addition that will result in setback of 2.3' from the west property line. We are seeking a relief from the 8' side yard requirement of no more than 5.7'. The other side yard width measures 13' +/- (east side yard) .

3) Lot Width –Required Lot Width for R-1-B is 50'

The current lot measures 54' across the front (southern boundary/ street front) and 54' across the rear (northern boundary) -

The Original house was built in 1952 – there is no change to the existing lot size or configuration.

4) Current Addition–

There is a current addition the sits in the required 8' setback as it stand now, we are planning to modify the kitchen to create a much more regular shaped kitchen area and add a bit more space. The total area of the proposed relief is 33.6 sq ft. – an area 5.9' x 5.7'.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18509

EXHIBIT NO. 4

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