

TO: The Board of Zoning Adjustment of the District of Columbia

January 8, 2013

Re: 1610 E Street, SE
Washington, DC
Square 1090 Lot 805

Variance Application Submission Requirement Line D:

It is intended that this existing single family residence/dwelling will continue to be used as a single family dwelling after the proposed modifications are made.

Variance Application Submission Requirement Line E:

This application requests relief from strict compliance of Zoning Regulations in the form of an area variance due to its extraordinary, nonconforming conditions.

1. The physical characteristics of the property

This property is zoned R-4 which requires a minimum total sq footage of a property to be 3000sf. This property is less than half that at 1389sf. The existing one story kitchen at the rear of the building is not in compliance with the rear yard setback requirements of 20 feet and the entire footprint of the existing building is over the total lot coverage allowance of 40 percent by an additional 7%. Had the row house on the East side of the property been built up to the property line, this would have been considered a row house under R-4 and allowed 60% lot coverage as do its neighbors currently.

2. No substantial detriment to public good

Located in Capitol Hill, the neighboring properties are row houses, attached. The existing property has all the physical attributes of a row house but is detached at both sides, situated 8.1 feet from the West side of the property and at the East property line. The proposed addition keeps the side spacing between properties and simply fills in a second story on the existing rear one story, already in alignment with the neighboring 2 story backs of houses. The small court to be filled on the East side of the property would be consistent with the existing side wall at the East side. It will no further reduce light quality at windows of adjacent properties since there are no windows facing the property on the West property, one second floor window on the East property already aligned with the existing 2 story portion, and the building on the rear adjacent property is too far for impact.

3. No inconsistency with the general intent and purpose of the Zoning Regulations and Map.

In understanding that Zoning Regulations of the District of Columbia control land use, density, height and bulk characteristics of property in the city, the proposed property does not change the use, height or bulk characteristics of the neighborhood, and minimally changes the density of the property itself without further impact to the community. The proposed addition enhances the property, bringing much needed upgrades to the quality of the existing. It maintains the scale of the neighborhood dwellings and brings greater usability to the property both inside and out.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18536
EXHIBIT NO. 4

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