

H. A DETAILED STATE OF EXISTING AND INTENDED USE OF THE STRUCTURE

The existing use of the structure is residential, and is located within an R-4 Zone. The construction of the 331 L Street Northeast property predates the enactment of the 1958 zoning regulations. The existing structure is a small two-story residential row dwelling located within the center of a cluster of 3 residential row dwellings with a total building area of only 810 square feet, constructed on a 591.6 square foot lot. (See Attached Plot Plan) 1,800 square feet is the minimum lot area allowed in a R-4 district.

Because of the restricted configuration of the existing lot and building, including an existing building footprint measuring approximately 13 feet 9 inches wide x 35 feet deep, with a second story which includes provisions for only a single bathroom, closet and one-bedroom; these conditions impose serious hardships on the owner's reasonable projected living accommodations. There exists no opportunity to purchase additional land nearby. All sites include existing row dwellings. (See Attached Floor Plans) Prior to purchase, the owner was under the impression that adding a second bedroom would be possible, especially considering the fact that an adjacent neighbor had previously completed a rear addition within its building footprint. The intended use of the structure will remain a residential structure. However, the owner hopes to expand the existing structure by 150 square feet, by building a new 11 feet 9 inch x 13 feet 5 1/2 inch second story rear addition within the limits of the existing building's footprint.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18580

EXHIBIT NO. 3

H.

A Detailed Statement of
Existing and Intended Use of
the Structure

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