

A detailed statement of existing and intended use of the structure.

The existing use of 4916 Belt Rd NW is our residence, and it will continue to be so after the renovation. We are not making any changes to the first floor of the house, nor to the house footprint. However, the changes will modernize the interior of the house, while preserving the look and feel of the original house and neighborhood.

- On the second floor, we plan to incorporate the rear sleeping porch into the house, which was part of the original 1917 structure. This feature was very common in houses built in our neighborhood, and in nearly every home in the neighborhood, at some point the sleeping porch was incorporated into conditioned living space. We propose to reconfigure the existing 4 rooms on the second floor into 3 rooms, and add a master bath.
- We also propose to finish the 3rd floor attic space, creating a bedroom and bathroom within the existing 3rd floor attic. To increase the usable space on the 3rd floor, we plan to build dormers on two sides of the 3rd floor attic. While we are increasing the conditioned interior space of the house, we are not planning to increase the exterior height.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18609

EXHIBIT NO.

5

Board of Zoning Adjustment
District of Columbia
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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 Our house was built in 1917, before the zoning regulations of the District of Columbia were written. When it was built in 1917, the house had only 3.4 feet side setback on the right side, and 4.3 feet side setback on the right side. Additionally, the lot size is smaller than the minimal requirement that the Zoning district later assigned to our block. Our zoning district requires 5,000 square foot lots, but our house when built in 1917 had only a 2634 square foot lot. While lot area is not a topic of this variance, it directly impacts the Lot occupancy requirement, which is. Starting with a small lot relative to the requirements of our zoning district, we are automatically catapulted above the 40% lot occupancy requirement. Today, our house occupies 52% of our lot, if you include the side yards in that calculation. Given the initial lot size and house size dating from 1917, and the later application of R-1-B to our block, the zoning regulations on side setback and lot occupancy make it impossible for us to do any renovation of our house without a variance.
- 2 Our application is fully consistent with how similar homes have been renovated in the neighborhood:
 - a Our house renovation will not increase the exterior footprint of the house. We are not increasing the size of our first floor. On the second floor, we plan to incorporate the rear sleeping porch into the conditioned space of our house, something that many of our neighbors have also done over the years. From an exterior point of view, the footprint of our second floor will remain the same, as we plan to rebuild the sleeping porch as part of the conditioned space.
 - b Our house renovation will also not increase the height of the house. We propose to finish the existing 3rd floor attic space with a bedroom and bathroom. We propose to add two dormers to increase the livable space in the 3rd floor, but the dormers will not increase the exterior height of the house.
 - c While the roof of the renovated house will have a slightly steeper pitch than the original structure, the overall feel and size of the renovated house will be consistent with the architecture and style of the structures in the neighborhood. We will replace the existing aluminum siding with Hardi-Plank siding, maintaining the same yellow color.
- 3 Granting the application will be consistent with the general intent and purpose of the Zoning regulations and Map. We will not increase our lot usage, as we are not increasing the size of our first floor. We will maintain the same footprint as the original 1917 house, while updating and modernizing the interior, bringing electrical and other systems up to code. The exterior height of the house will also stay the same, albeit with the addition of two dormers to make the attic space usable.

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