

AHMANN LLC

ARCHITECTURAL SERVICES

REGISTERED IN MARYLAND, VIRGINIA, DELAWARE
AND THE DISTRICT OF COLUMBIA

DETAILED STATEMENT OF EXISTING AND INTENDED USE

DATE: 13 June 2013

TO: **Board of Zoning Adjustment
of the District of Columbia**
c/o Office of Zoning
441 4th Street, N.W.
Suite 200-S, Washington, DC 20001

REGARDING: **Application for Special Exception**
Proposed 3rd Floor Addition to Existing Nonconforming Single Family
Dwelling, Semi-detached

SUBJECT PROPERTY: 328 16th Street S.E. / Lot 0033, Square 1089
Property Zoned R-4
DCRA File Job #B1306762 / DCRA BZA Case #FY-13-28-Z

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D.C. OFFICE OF ZONING
2013 JUN 13 PM 12:44

STATEMENT:

GENERAL

The proposed addition to a single family dwelling on the subject property has been referred to the Board of Zoning Adjustment as stipulated in the Memorandum from Matthew Le Grant, Zoning Administrator, dated May 17, 2013 for the following relief: Special Exception pursuant to § 223.1 to permit a 3rd floor addition to an existing nonconforming SFD semi-detached structure by § 2001.3 (a)(b)(1) & (2) that does not comply with the maximum lot occupancy requirement of § 403.2; and side yard requirement § 405.2 in the R-4 residential zone district (§ 3104.1).

EXISTING USE OF PROPERTY/BUILDING

The subject property's existing use is as a single family dwelling, currently occupied by the applicants Jessica and Chad Cantwell. DCRA has no Certificate of Occupancy on file.

INTENDED USE OF PROPERTY/BUILDING

The intended use of the subject property is as a single family dwelling, to be occupied by the applicants Jessica and Chad Cantwell.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18623

EXHIBIT NO. 5

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