

FORM 120- ADDENDUM

Statement of Existing and Intended Use:

The existing and intended use of the structure is residential.

Burden of Proof for Variance and Special Exception Applications.

406.1, Minimum Open Court Width

Like many in the Kingman Park neighborhood, we have worked over the past few years to make improvements to our home. Our house, like every other house on the block, has a sleeper porch that was enclosed decades ago. When these porches were built, an "open court" was left between neighboring homes. The width of this court does not conform to the current zoning regulations. The width of the space in question for this request, on our side of the property line, is approximately 18".

We would like to build a deck that matches the width (13') of our enclosed sleeper porch, leaving the existing open court unchanged. To maintain compliance with 406.1, DCRA has informed us that we need to "close" the small space between sleeper porches on our side of the property line. This creates a physical hardship for us and our neighbors. The first option suggested by DCRA is to build a roof over the space. Doing so would direct water runoff onto the siding of our neighbor's home. This is not a kind or practical option. The second suggestion is to extend a narrow deck along the side of the addition back to the brick house. Not only would the construction of a 1.5'x10' deck and railing be physically difficult, it creates concerns of safety and security. At ground level, it would create an ideal place for rodents to nest or potential intruders to hide, and at the deck level it would be a dangerous space for children to play or get stuck. Further, we note that no other decks in the neighborhood appear to have been built in this manner.

Granting an exception to the open court requirement will benefit neighboring property by preventing issues of water run-off, rodent infestation, and safety. It will also maintain conformity to other such structures in the neighborhood.

403.2, Maximum Lot Occupancy

The proposed footprint of the one-story deck addition maintains the general character and design of the current structure, while conforming with rear yard set-back requirements. At 60.4% of lot occupancy, it is within the 2% flexibility allowance provided by provision 407.1.

Granting an exception of 0.4% to the maximum lot occupancy will have no adverse effect on neighboring property.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18626

EXHIBIT NO.

5

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