

ATTACHMENT A
Form 120 Statement of Use and Intent

FOR...Attic Level Sun Room Addition at 621 Upshur St. NW

USE OF STRUCTURE:

The current structure is only occupied by Richard and Robin Appia as the owners in the form of a single family home. The attic level sun room addition will not alter the current use so the structure will remain a single family home.

INTENT OF PROJECT:

Pursuant to DCMR 11 Section 223, Richard and Robin Appia are seeking BZA approval for a lot coverage special exception that would allow for the construction of a third level/attic level sun room addition on the center of our home. Our home and garage as originally laid out on our lot exceeds the R-4 lot coverage limit of 60% by 2%. Even though the attic level sun room we are proposing will not change the existing footprint of any structure on the lot and will not be increasing the existing lot coverage, relief must still be sought per Section 223.1 of DCMR 11. We will also be requesting an expedited BZA review of our application.

DCMR 11 Section 223.3 provides for matter of right lot coverage of 70% but only after applying for and obtaining BZA approval of a special exception per Section 223.1. Below is a summary of our lot coverage figures showing that the matter of right limit of 70% is currently not exceeded and will not change as a result of the proposed addition.

Current lot size = 2,187.5 sq ft

Current building lot coverage = 1,356.6 sq ft

Current lot coverage % = 62%

Proposed lot coverage = 62%

Lot coverage limit in R-4 zone = 60% (up to 70% as a matter of right with special exception)

Whereas both adjoining neighbors have already signed letters of approval for the project as proposed;

Whereas the proposed addition will be added above the center of the home leaving the front and rear sections of the home unchanged;

Whereas if adjoining property owners were to construct an attic level addition on their homes, they will, like us, be restricted from installing any party wall windows;

...we as the owners believe that the light, air, privacy and enjoyment of surrounding properties will not be unduly affected or compromised as a result of our sun room addition. If anything, our project will enhance neighboring property values. Therefore, we submit that we meet the criteria required for approval and look forward to BZA's decision.

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223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

223.2 The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (a) The light and air available to neighboring properties shall not be unduly affected;*
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*
- (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*
- (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

223.3 The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.

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