



Thomson & Cooke
ARCHITECTS

5232 Chevy Chase Parkway NW
Washington, DC 20015
December 16, 2013
Amended 3-19-14

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Statement of existing and intended use of the structure at 1814 24th St

1814 24th street is an existing single family row dwelling built approximately 1920 prior to the establishment of R-1-B zone. As a row dwelling it is an existing non-conforming structure within the guidelines of R-1-B intended for low density single family occupancy. As such it does not meet the existing lot minimum for Area (5000 SF) or the typical building type (detached dwelling). The intended use of the structure is to remain a single family row dwelling - expanded to occupy an existing court to the north and an alignment with existing walls to the south and the area of an existing rear porch ~~plus an additional 2'~~.

Statement Explaining how this application meets the specific tests identified in the Zoning Regulations for Special Exception (Burden of Proof)

The proposed special exception request will be consistent with the general intent and purpose of the zoning regulations and map in that we seek to continue to use the structure for it's original intended use - as a single family dwelling of moderate to low density consistent with the historic use of the neighborhood. The overall mass of the project is increased by 7 square feet to continue an alignment with existing walls ~~2' in depth on 2 stories + Basement in the rear. Additionally a 3' deck and spiral stair will be added to the zoning envelope limited to only the 1st floor with access to the rear yard only.~~ The proposed expansion is consistent with other additions and rear porch enclosures along this block and presents no impediment to light or privacy on the neighboring structures and continues the existing historic form in like materials consistent with support from Historic Preservation Office.

The proposed addition is consistent with section 223.3 keeping lot occupancy less than 50%. The proposed addition is consistent with 223.2 (c) in keeping the mass of the rear addition consistent with the intended massing of the street, no additional height is requested and the original court in scale is maintained. We have worked with and reviewed the proposed structure with the Historic Preservation Office staff to ensure our approach is a consistent and supportable approach to the modification of a historic structure within the Sheridan Circle Historic District.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18719

EXHIBIT NO. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.18719
EXHIBIT NO.31