



Thomson & Cooke
ARCHITECTS

5232 Chevy Chase Parkway NW
Washington, DC 20015
February 25, 2013

Statement of existing and intended use of the structure at 2950 Legation St NW

2950 Legation St. NW is an existing single family detached house built approximately 1930 prior to the establishment of R-1-B zone. The lot as it was created does not conform with the current lot minimum area requirements (5000SF minimum). The intended use of the structure is to remain a single family detached house - owner occupied - expanded to occupy additional rear yard.

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 its original intended use - as a single family dwelling of moderate to low density consistent with the historic use of the neighborhood. The overall lot occupancy will remain below the 40% lot occupancy - but the corner-lot with 2 Front Yard Building Restriction Lines presents a unique hardship to the buildable area on site. It is important to maintain the front yards and setbacks consistent with the neighborhood so we have designed an addition that expands only to the side and rear. The proposed expansion is consistent with other additions along this block and presents no impediment to light or privacy on the neighboring structures

The proposed addition is consistent with section 223.3 keeping lot occupancy less than 40%. 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.

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