

Attachment D A detailed statement of existing and intended use of the structure

As the weather permits, the existing rear wood deck is used as an additional living area and the improved/enhanced rear wood deck with the new resurfacing (decking), new railings and new stairs to grade will be used for similar activities in the future, i.e., for family meals, for reading and for conversation

RECEIVED
ZONING
OFFICE
2014 MAR 25 AM 9:19

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18763
EXHIBIT NO. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.18763
EXHIBIT NO.4

Attachment E A detailed statement explain how this application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought

1) Physical Characteristics of Property Make Compliance Difficult

The current owners purchased the property in 1989, which included the existing wood deck structural framing and deck surface square foot area footprint, and to comply with the maximum allowable lot occupancy would be difficult and would require the demolition and/or reconfiguration of a significant amount of the deck's existing structural framing to reduce the lot occupancy by approximately 13.7% in order to attain a maximum lot occupancy of 60%

Significantly pre-dating the existing Zoning Regulations of 1958 and successors, the house property was originally constructed in 1885 with the existing 4'-0" wide open court on the western side. It would be difficult and would severely alter the existing house structure in order to provide a 6'-0" wide open court as currently required for a R-5-B District.

2) No Substantial Detriment to Public Good

Granting the application will result in no substantial detriment to the public good. It will not result in any harm to neighbors or to the historic area in which the property is located. The construction/improvements, i.e., new resurfacing (decking), new railings and new stairs to grade for the existing deck (which was attached to the property at the time it was purchased by the current owners in 1989) will not negatively affect adjacent neighbors' property or property values, and will not result in increased activity in the rear of the home that might disturb neighbors with additional traffic or noise.

3) Not Inconsistent with Zoning Regulations and Map

Granting the application will not be inconsistent with the general intent, purpose and integrity of the District's zoning regulations and map for the R-5-B District. The improvements to the existing wood deck do not conflict with the District's goal of ensuring adequate space for its residents. It will not limit the light and air available to neighboring properties. Moreover, it is in keeping with the many improvements being made to existing properties in the Dupont Circle-Logan Circle area.

RECEIVED
OFFICE
2014 MAR 25 AM 9:19