

Statement of Intended Use

The Applicant proposes a four-part renovation: (1) an interior renovation and structural remediation of the original 1870s residential structure; (2) restoration of the façade of the house and the porch; (3) demolition of a 10-foot rear addition that is not structurally sound; and (4) a three-story rear addition with partially covered ground-floor parking. The house is set back approximately 20 feet from the front property line and has a 200 square foot porch, which the Applicant will preserve. The property is the Applicant's primary residence. It currently is 1,400 square feet and only has one bedroom and two bathrooms. As proposed, the house will have a density of approximately 1.39 Floor Area Ratio ("FAR") and a 68.3% lot occupancy.

The unusually large setback of the property, which is unique to the block, coupled with the historical façade, present significant practical difficulties as to how the Applicant may renovate and expand their home. The Applicant proposes to construct a rear three-story addition to create additional living space, storage and secure parking. At its current size and configuration, the house is not well suited for the Applicant's future housing needs, including having a family. The proposed addition will neither be visible from the subject street frontage nor in any way alter the character of the 1500 block of Church Street.

Given that the house is located within the Fourteenth Street Historic District, the Applicant provided revised concept designs of the building to the Historic Preservation Officer ("HPO") and HPRB throughout January 2014 and a final concept plan on February 19th. The HPO Staff Report and Recommendation are attached as Exhibit D. HPRB placed the project on the Consent Calendar for the February 27 meeting.