

Exhibit D

Statement of existing and intended use of structure

Travis Brown and Teresa Barger, the owners and residents of the home at 2824 Hurst Terrace, NW, respectfully request that the District grant a Special Exception as follows: a variance from the existing side yard set back so that a small addition can be built on the back side of their house. As will be clear from the attached plat and drawings, this addition will simply extend the existing line of the side of the house towards the back of the lot for another 14 feet. That is, a previous variance (in about 1990) allowed a variance from the side yard so as to build within 1' 9" of the side lot property line. This new addition would simply extend that line parallel to the southern boundary line.

Let me note why this is consistent with the zoning of the area and will have no negative impact on the neighborhood:

1. The house, when built in the 1920's, had a basement-level one-car garage that was built about 24 inches from the side yard. At the time, this was apparently legal and customary, as it is the standard design for many older houses around ours. Apparently a larger side-yard setback requirement was later imposed by a change in the zoning law or regulations. So, there is an existing concrete garage that extends essentially to the same line requested by this SE application. (See drawings. We built the previous addition on top of that existing garage.)
2. The new addition will not be visible from the street. It will be a one-story room, about 14' x 12', that essentially fills in an empty interior corner that is part of the existing perimeter of the house.
3. The purpose of the new room is to expand a small study, and therefore make the house more useful for residential purposes.
4. The adjacent neighbor (on the south side, closest to the project) has no objection to this project, and has written a letter to that effect, which is included as Exhibit J. I would note that he has a variance or SE essentially identical to the one sought here, adjacent to our shared lot line. So, this asks for nothing more than a symmetrical use of the land
5. The proposed Special Exception will not violate the general intent and purpose of the Zoning Regulations and Map. The SE, if granted, will generate no noise, light, traffic, or any other thing that might affect anyone outside the house.
6. We have lived in the house for about 26 years, raised our children there, and now wish to make it more accommodating for the balance of our lives. If one purpose of the zoning laws is to allow people to remain in their homes for the arc of their lives, the requested exception would further that goal. If another is to encourage investment in home improvements consistent with the character of the neighborhood, then this project is precisely that.