

**Statement of Reasons in Support of
Application of John Ferguson and Veronica Slajer
to Permit a Rear Addition to a Non-Conforming Lot Occupancy
at 626 A Street, S.E.**

626 A Street S.E. is a two story with basement, masonry row structure constructed circa 1900. The home currently has a basement kitchen with the dining room located on the first floor above. The new owners would like to relocate the kitchen to the first floor. To make this plan workable they would like to enclose an open court (4'-6" x 16'-0") that faces to the rear of the structure. The existing basement kitchen would become a pantry and the first floor middle parlor a dining room. The court would also be enclosed on the second floor to allow for a new master bedroom suite. It would be unexcavated at the basement level.

The exterior wall of the addition will be flush with the existing north (rear) wall of the home as well as that of the adjacent neighbors to the immediate east and west. The wall will have a brick exterior finish in context with the surrounding buildings. The addition will not be visible from any public space.

Because the existing lot coverage is non-conforming at 76.7%, we are asking for relief from D.C.M.R. 11, section 403.2 concerning lot coverage. Although the addition will add livable space to the home, it will not increase the lot coverage as the court area is already included in that calculation.

The applicant feels that the added width to be gained by enclosing the existing open court will allow for a more efficient kitchen to be relocated adjacent to the dining room on the first floor, and improve the space of the master bedroom suite above.

Because the enclosed court will not extend beyond the rear wall of their home or of the neighbors to the east or west, the existing qualities of light, air and privacy will not be affected.

In that the addition will not be visible from public space nor change the use of the structure, it will not be inconsistent with the general intent of and purpose of the Zoning Regulations and Map.