

September 9, 2014

Mrs. Joyner, the owner of 738 Quincy St NW, Washington DC 20011, is seeking an area variance for an addition per section 11-403. The use of the property is currently a Single Family Row Dwelling and will remain as such. The lot is zoned R-4 and, as originally built, the dwelling exceeds the maximum lot occupancy requirement of 60%. However, the lot is adjacent to an empty public space lot to the West, creating the impression of greater openness. An existing accessory carriage house at the rear of the lot is the main contributing factor. The carriage house is also within the required 20' rear setback.

Mrs. Joyner is seeking relief of the lot occupancy maximum of 60% and the rear yard setback requirement, for the purposes of adding a 2nd story onto the existing carriage house, to be used as a private gym, along with a walkway and rear deck between the new gym and the 1st floor of the existing residence. The overall height of the accessory carriage house, including the proposed 2nd floor addition, complies w/ 2500.6. The lot occupancy is currently 70% if one includes the existing stair from the back porch to grade, and would be increased by 10% with the addition of the rear deck, code compliant stair and elevated walkway. Without exceeding the current 70% lot occupancy, it will be impossible to provide code compliant egress from the existing enclosed porch and exterior access to the proposed 2nd story of the carriage house, a requirement for maintaining the carriage available for parking of vehicles.

Mrs. Joyner's efforts to improve the property have been shared with her adjacent neighbors who have provided their approvals to her efforts and see the modifications to the home as an enhancement to her property and theirs. Please see attached correspondence. The proposed work also includes extensive repairs to the existing carriage house. The carriage house repairs, along with the renovation of the main house, and the addition of the rear deck and bridge will greatly improve the condition and increase the attractiveness of the rear yard, clearly visible from public space.

