

January 26, 2015

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% and is closer to 70%. 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's property is unique in the relationship of the elevation of the 1<sup>st</sup> floor of the main house to the rear yard, which is almost a full story lower. The vast majority of properties along the same block are at about ½ story above the elevation of the rear yard. This is partially due to a change in elevation from East to West along the alley side of the block of about 10'. As a result, a full flight of steps is required between the main house and the rear yard, instead of the usual ½ flight, making the rear yard less usable.

Mrs. Joyner is seeking relief of the lot occupancy maximum of 60% and the rear yard setback requirement, for the purposes of adding a 2<sup>nd</sup> story onto the existing carriage house, to be used as a private gym, along with a walkway and small rear deck between the new gym and the 1<sup>st</sup> floor of the existing residence. The overall height of the accessory carriage house, including the proposed 2<sup>nd</sup> floor addition, complies w/ 2500.6. The lot occupancy is currently 70% and would be increased by 10% with the addition of the rear deck, code compliant stair and elevated walkway. The purpose of the small rear deck is to provide an outdoor grilling area, given the practical difficulty of having to go down a full flight of steps to rear the rear yard. The purpose of the elevated walkway is to facilitate access to the gym over the garage, given the practical difficulty of having to go down a full flight of steps, walk across the yard, and then go up another full flight of steps to reach the gym.

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.

Mrs. Joyner's efforts to improve the property have been shared with her adjacent neighbors and the ANC, who have provided their support and approval.

