

June 20, 2014

Mrs. Joyner, the owner of 738 Quincy St NW, Washington DC 20011, is seeking a Special Exception for an addition per section 11-403. The use of the property is currently a Single Family Dwelling and will remain as such. The lot is zoned R-4 yet does not meet the minimum lot size for a semi-detached dwelling, and, as originally built, the dwelling exceeds the maximum lot occupancy requirement of 40%. 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 40% 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 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 69% and would be increased by 1% with the addition of the rear deck and elevated walkway.

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.

