

Detailed Statement of Existing and Intended Use of the Structure

3403 Macomb Street NW (the property) is located in an R-1-B District and in the Cleveland Park Historic District. Located on the property is an owner-occupied single-family detached dwelling (the house) constructed in 1918. Applicant occupies the house as her primary residence. To one side of the property is a one-family detached dwelling (3401 Macomb) and to the other side is the Macomb Playground (3425 Macomb). The property located to the rear is another single-family detached dwelling (3400 Newark).

The house has three finished levels. The first story of the house has a living room, dining room, kitchen, library, powder room and covered porch that faces the rear yard. The second floor of the house has two bathrooms, three bedrooms: an owner's bedroom and two smaller bedrooms, and a playroom / nursery in a renovated sleeping porch along the rear of the house and accessible by the two smaller bedrooms. The house has a partially finished walk-out basement¹ that includes a bathroom, storage room, utility room, laundry room and a recreation room. The scope of work will include renovating the existing storage room below the 1st floor porch creating a bathroom, hall, and a bedroom.

The existing home is three feet from the west side property line. The existing 1st floor porch, 2nd floor nursery/playroom, and enclosed basement storage area is located five feet seven inches from the west property line. The design for the proposed addition is to align with the West face of the existing enclosed basement storage area. The North end of the addition will extend portion into the rear yard 4-6".

Applicant requests a special exception from section 405 to allow for the construction of the addition at the rear (NW corner) the dwelling property to maintain the existing 5'-7" setback of the existing enclosed storage area. The proposed addition will not be visible from Macomb Street. The proposed addition will be a bedroom, entry from the back yard, bathroom and exterior storage.

The property is located within the Cleveland Park Historic District (CPHS). The Cleveland Park Historical Society Guidelines state the following:

"CPHS seeks to preserve the character of the historic district's architecture, public space, and natural environment. It encourages restoration of historic structures and new construction that complements the character of the historic district. It undertakes projects to enhance the quality of public space."

The proposed addition is in keeping with the CPHS guidelines, as a modest one story addition located at the basement level. The finished floor of the addition is approximately 8' below the elevation of

Macomb Street NW measured from the NE corner of the property, it complements the character of the historic district. See attached email from on January 23, 2014 from Frances McMillen.