



Thomson & Cooke
ARCHITECTS

5155 MacArthur Blvd NW
Washington, DC 20016
September 22, 2015

Statement Explaining how this application meets the specific tests identified in the Zoning Regulations for Special Exception (Burden of Proof)

The proposed special exception request will be consistent with the general intent and purpose of the zoning regulations and map in that we seek to continue to use the structure for its original intended use - as a single family dwelling and detached garage of moderate to low density consistent with the historic use of the neighborhood. The overall lot occupancy will exceed the 40% lot occupancy requirement because the existing structure is nonconforming (2001.3) with side yards of less than five feet, due to the lot width of 30 feet. These side yard areas count towards the overall building area, thereby creating an exaggerated lot occupancy calculated percentage relative to actual structure and presenting a unique hardship to the buildable area of the site.

It is important to maintain the front yards and setbacks consistent with the neighborhood so we have designed an addition that expands only to the side and rear to be a 5'-0" side yard (Approved under BZA 18843) - consistent with historical precedent. The proposed detached garage will replace its predecessor and grow in size to accommodate a contemporary vehicle. The proposed expansion and garage are consistent with other additions along this block and presents no impediment to light or privacy on the neighboring structures. The proposed addition and accessory building is consistent with 223.2 (c) in keeping the mass of the rear addition consistent with the intended massing of the street.