



Thomson & Cooke
ARCHITECTS

5232 Chevy Chase Parkway NW
Washington, DC 20015
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Statement of existing and intended use of the structure at 4547 Lowell St NW

5526 39th St. NW is an existing single family detached house built approximately 1930 prior to the establishment of R-1-B zone. The intended use of the structure is to remain a single family detached house - owner occupied - expanded to occupy a portion of the front yard setback established in the Wesley Heights overlay in 1992.

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 it's original intended use - as a single family dwelling of moderate to low density consistent with the historic use of the neighborhood. The overall lot occupancy will remain below the 40% max lot occupancy. The Wesley Heights overlay Front Yard setback presents a unique hardship to the buildable area on site, combined with the lot area of 3750SF less than the typical 5000SF associated with R-1-B. 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 is set back from the existing front of house- consistent with historical precedent. The proposed expansion is consistent with other additions along this block and presents no impediment to light or privacy on the neighboring structures (223.2 a). If the addition were to be set back to conform with the 22' deep front yard building setback it would present a greater impediment to light and air of the rear yard of the property to the west.

The proposed addition is consistent with section 223.3 keeping lot occupancy less than 40%. The proposed addition is consistent with 223.2 (c) in keeping the mass of the rear addition consistent with the intended massing of the street and in respecting the 8' side yard requirement does not impact the privacy or use and enjoyment of neighboring properties per 223.2 (b).