

January 5, 2015

Merv Richard & Judith Brodie, SE Application
3509 Patterson Street NW
Washington, DC 20015

Statement of Existing, Intended Use and Complicity With Specific Tests Under an SE

STATEMENT OF EXISTING USE:

The purpose of the SE application is to allow the expansion of an existing gardening shed to become useable for the purpose of an art studio. The existing structure is 9'x 11'3" framed building with a concrete floor, one entry door, a window and hip roof. It is set off the side yard property line, approximately 1.2'. The property line is defined by a 6' high board privacy fence. The existing building sets off the rear property line 8.5'. The rear property line abuts an alley. The existing building is 12.5' in height from finish grade to the ridge. There is an existing garage approx 1.5' from the side property line on the adjacent lot to the west. The garage is approximately 16'x 25' and blocks the entire view of the existing garden shed, as viewed from the west. The garden shed is open to the remainder of the landscaped lot to the south (facing the house) and east, also enclosed by a 6' high privacy fence along raised elevation, and the alley to the north. The lot is landscaped with mature trees as well as a large Oak in the rear yard which offers a canopy and sense of seclusion.

STATEMENT OF INTENDED USE:

The intended use of the current building, is to enlarge it to the dimensions noted on the accompanying plans, approximately 12'x 24' with an offset of approximately 8'x12', for the purpose of creating a small art studio. Height of the expanded structure will be 15', 2.5' higher than the existing garden shed. The studio will include a toilet and associated basin, wash sink, working and desk space, limited storage space and bookshelves. Total sq footage of expanded space is just under 400 sq ft. The exterior includes one entry door, windows, siding, trim and cornice consistent with that existing. It is intended that the enlarged building remain where the existing building is, relative to the side yard property line (approx 1.2') and be set off the rear property line (facing the alley) a distance of 5.0'. The location and design of the footprint has been created so as not to encumber the existing trees or landscaping on the lot, and preserve the large Oak.

STATEMENT OF COMPLICITY WITH SPECIFIC TEST:

The proposed enlargement of the existing building conforms specifically with 11-223.2, (a), (b) and (c). The structure as designed will not decrease light and air to any of the adjacent properties as the distances from the proposed expansion to any adjacent lot is so great as to have no impact. The exception to the above is the lot to the west, which as noted in the Statement of Existing Use, is a blank gable end of an existing garage, equal in size of the proposed enlargement.

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STATEMENT OF COMPLICITY WITH SPECIFIC TEST (cont):

The privacy of use and enjoyment of neighboring properties will not be effected as the structure will not be visible from the adjacent lot to the west for reasons of the existing garage. Lots to the north are buffered by an alley along the entire property line and mature existing trees which are currently screening the garden shed from lots to the east, will be preserved.

The accessory structure, together with the original building will not visually intrude upon the existing character or streetscape. The proposed enlargement is not visible from the front street (Patterson), nor is it visible from the adjacent property to the west for reasons of the existing garage. The structure will be visible from the alley (as is the existing one), and will be consistent in style with the current garden shed.

The lot occupancy will be 29%, just below half of that allowed under 11-223.3