



HUNT LAUDI STUDIO

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October 1st, 2014

Burden of Proof – Area Variance

Form 120 – BZA for Area Variance: Supporting Documentation

BZA Case #: FY-14-70-Z
1504 Swann St. NW
Washington, DC 20009
Square 0191
Lot 0817
Zone DC/R-4
DCRA File Job #: B1410886

As the owners and occupants of the house at 1504 Swann St. NW since 1998, we were quite happy with the way we had converted the worst property on the street into a well-functioning house despite the absence of a basement and yard and its boxed-in position on the north east corner of the block.

However, all this changed when the adjacent house to the south was sold and an enormous addition (pop-back) was built in 2012 and completely closed off all the air and light as a consequence of down-zoning from R5-B to R-4 which eliminated the FAR restrictions and now allowed monster expansions.

We've spent a couple of years trying to figure out what to do after being so put upon and decided after much discussion we would have to adapt the house by going up to recapture the light and air and expand to allow for a rental to help support our plans to "age-in-place".

We believe the addition will complete the "street wall" and correct the unresolved corner effect that row houses create at corners, mimic the two adjacent "trinities" (small, single-room per floor, three-storey houses", and have a minimal effect on light, noise and traffic.

We also believe the proposed addition will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

Julian Hunt

Lucrecia Laudi