

II. DESCRIPTION OF THE DEVELOPMENT PROPOSAL AND ZONING RELIEF

The Applicant proposes to redevelop the Property with a third story addition above the existing two-story row dwelling, making use of the pre-existing stairs between the second floor and the roof, to add a second bedroom and another bathroom. The proposal will increase the square feet of living area from a one bedroom unit with approximately 720 square feet of living area to a two bedroom unit of 1080 square feet of living area. The height of the dwelling with the addition will be 31'-8" (which complies with a 40' maximum height restriction).

In order to facilitate the proposed addition, the Applicant seeks a Variance from the Lot coverage Requirement. The dwelling currently occupies 90.6% of the lot where a lot coverage of 60% is the maximum permitted under Section 403.2 of the Zoning Regulations. The proposed addition will not alter the existing lot coverage.

III. PROJECT MEETS THE STANDARD FOR APPROVING AREA VARIANCES

The project requires a variance from the lot coverage requirements. Under D.C. Code § 6-641.07(g)(3) and 11 DCMR §3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

1. the property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
2. the owner would encounter practical difficulties if the zoning regulations were strictly applied or exceptional and undue hardship; and
3. the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Board of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408