

MUSE ARCHITECTS

Architecture and Interior Design

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Board of Zoning Adjustment
441 4th Street, NW, Suite 200-S
Washington, DC 20001

**RE: FIELD RESIDENCE SPECIAL EXCEPTION
3629 Everett Street, NW
Washington, DC 20008**

Statement of existing and intended use:

The existing two story, semi-detached single family dwelling is located on the 3600 block of Everett Street, NW, where all but one of properties within the block are non-conforming with current zoning regulations.

The 3629 Everett Street, NW property is non-conforming due to the following existing conditions:

- Lot size (2,646 sf.: required minimum 5,000sf)
- Side yard setback (0.0' on West and 6.0' on East: required minimum 5'-0"),
- Rear yard set back (23.5' to building and 6.4' to rear deck: required minimum 25.0')
- Lot coverage (39% with building and 50% with an existing deck: required maximum 40%).

The proposed renovation of two bathrooms includes a small expansion to be built above the existing entry porch (5'-1 1/2" x 8'-9"). This expansion does not increase the existing lot coverage.

Statement explaining items identified in the Zoning Regulation for Special Exception sought per section 223:

The light and air available to neighboring properties is not unduly affected due to the minimal addition proposed above the existing front porch. The new addition does not increase the height, nor increase the lot coverage of the existing residence.

The privacy of use and enjoyment of neighboring properties is not duly affected due to the minimal addition proposed.

The proposed minimal second floor bathroom expansion maintains the existing 6'-1" from the side property line and will not intrude upon the character, scale and pattern of the neighborhood.

Board of Zoning Adjustment
District of Columbia
CASE NO.18959
EXHIBIT NO.4