



Request for Special Exception - Statement of Intended Use

Applicant: Jeffrey Blend, 1211 Kalmia Rd, NW, Washington, DC 20012

Applicant hereby requests that the BZA approve a Special Exception to allow a reduction of the rear yard requirement pursuant to DCMR-11, section 2500.3. This Special Exception is requested in order to allow the owner, Mr. Blend, to construct a sunroom addition on an existing deck at the rear of his home. The sunroom will be manufactured of wood and extruded aluminum framing with screen panels. The existing deck is being used to support the proposed sunroom structure measuring 13x11 at the rear of the home.

Applicant requests that the modification be approved because:

1. The proposed sunroom is fully compatible both with the existing house architecture and with the neighborhood as a whole. There will be no adverse or negative effects on the health and safety of the persons residing in the neighborhood.
2. The proposed sunroom will have no adverse or negative effects on the welfare of the public or to any of the properties within the neighborhood.
3. The proposed sunroom will not be in conflict with the purposes of the master plans and land use and zoning related policies of Arlington County.
4. The proposed sunroom is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale, topography, existing vegetation and the preservation of significant trees and foliage.