

**Statement of Reasons in Support of
Application of Nicholas and Rebecca Nowak
to Permit a Rear Addition to a Non-Conforming Lot Occupancy
at 317 9th Street, SE**

317 9th Street SE is a two story with partial basement, masonry row house constructed circa 1895. The home currently has a kitchen in the rear of the first floor with a bedroom located above that occupies a partial stucco addition constructed circa 1970. The second floor addition sits directly above the kitchen below but extends only about half its length. Extending further from the second floor addition is a wooden deck. The deck occupies the remainder of the length of the kitchen below and extends beyond it by five feet eight inches. A rear yard extends beyond the kitchen. A brick garage extends from the rear of the yard and opens into a public alley.

The current kitchen is small and inefficient, particularly by contemporary standards. In order to enjoy the full potential of their home, the owners, who have two children, would like to extend the kitchen by three feet into the open court that faces the rear of the structure. They would also like to rebuild the second floor addition so that it extends the full length of the kitchen such that the rear second floor bedroom and first floor kitchen walls are flush. This would provide the owners with additional room on the second floor for the bedroom and give the entire structure a finished look. Currently, the second floor stucco addition, which also has sliding glass doors that open onto the deck, looks out of place and is not in keeping with the brick exterior of the remainder of the home or the adjacent neighbors to the north and south.

Existing lot coverage is currently non-conforming at 79.7%. As a result, owners are asking for relief from D.C.M.R. 11, section 403.2 concerning lot coverage. The proposed new construction will not extend the full length of the current deck. In fact, it will be two feet four inches shorter, thereby reducing the current lot coverage to approximately 77.6%.

The west-facing exterior rear wall of the new construction will extend beyond the rear walls of both adjacent neighbors to the immediate north and south. However, the neighbor to the north has a vine-covered trellis that extends from their rear west-facing wall to provide shade to their open court. The trellis will continue to extend beyond owners' proposed new construction. The neighbor to the south has, within the year, built a single-story covered porch that extends from their west-facing exterior wall. This porch will continue to extend beyond owners' proposed new construction. As a result, owners' proposed new construction will not be directly visible to either neighbor from the rear of their homes and neither will experience any loss of sunlight from the proposed new construction. Finally, even with the proposed new construction, owners' lot coverage will be significantly less than the neighbor with the covered porch to the south. Owners' lot coverage will also be significantly less than the neighbor to the north when coverage afforded

by their trellis is taken into account. As a result, neither neighbor will be negatively affected by owners' proposed construction with regard to existing qualities of light, air and privacy.

The second floor of the proposed new construction will be visible from the public alley and possibly from the rear windows on the second floors of the neighbors across the alley. The proposed new construction will not be any more visible from these areas than the current structure and will, in fact, be aesthetically more pleasing as the proposed new construction will be brick, instead of stucco, and, as such, will be aesthetically consistent not only with the adjacent neighbors to the north and south but with the majority of the homes on the block. The new construction will not change the use of the structure and will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.