

BOARD OF ZONING ADJUSTMENT
STATEMENT OF THE APPLICANT
5236 SHERRIER PLACE, NW
LOT 85 SQUARE 1415
11 FEBRUARY 2015

UNIQUE PHYSICAL ASPECT.

These requests are the result of unique conditions. The proposed new structure is the rebuilding and adaptive reuse of an existing structure. The new structure, although larger, will be in the same location. The design will be sympathetic to the existing structure and should have a minimal effect on the entire neighborhood. The streetscape will not be changed, but enhanced.

PRCTICAL DIFFICULTY FROM THE STRICT APPLICATION OF THE ZONING REGULATIONS

Existing conditions dictate our request. We are rebuilding an existing structure. No circulation patterns will change. Looking at the site plan, any new structure with required side yard lines would be 10.9 feet wide. The combination of the required 8 foot side yard lines would be greater than any new construction. These narrow lots in the Palisades necessitate "face on line" design. The neighboring houses demonstrate this practical difficulty.

NO SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD OR THE ZONE PLAN

The "look" of the street will not change, but will be improved by this "renaissance" of an existing structure. We wish to essentially reconstruct an exsiting structure to its fullest use. The current owners do not want a rental accessory structure. The current use remains. This stipulation would be welcome as part of the granting of a variance /special exception. We will keep the Siingle Family Dwelling Use but with 2 principal structures. There will be no change to the neighborhood character.

SIMILAR VARIANCES / SPECIAL EXCEPTIONS GRANTED TO NEIGHBORING PROPERTIES

Dwellings at 5240, 5230, and 5232 Sherrier Place have recently been granted variances and special exceptions of a similar kind to this request. These addresses are close neighbors with like circumstances.

5240 Sherrier (BZA 17097) granted special exception to construct a 2-story addition not meeting the side yard requirments in R-1-B.

5232 Sherrier (BZA 18073) granted special exception to construct a one story addition not meeting lot occupancy, rear yard, side yard, and court requirements in R-1-B.

5230 Sherrier (BZA 14782) granted variance to construct a one story addition not meeting side yard requirements. in R-1-B.

5236 Sherrier lot size, lot shape, and relief requested are similar to these BZA cases. The neighborhood character and use will remain the same.

MICHAEL XIAN FINN
