

Gabriel and Stephanie Klein
1100 Euclid St. NW
Washington, DC 20009

May 10, 2014

Statement of Existing and Intended Use

Form 120 – BZA for Area Variance: Supporting Documentation

BZA Case #: FY-15-45-Z
1100 Euclid St. NW
Washington, DC 20009
Lot 0115 Square 2865
Zoned R-4
DCRA File Job #: B1505044

The existing structure at 1100 Euclid St. NW, Washington, DC 20009 is a one family semi-detached dwelling.

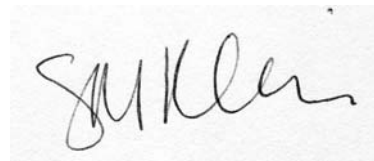
The existing garage is situated at a 90 degree angle due to the land-locked site at the bottom of a steep slope under the rear yard of the house. The condition of the below grade structure is deteriorated due to long exposure to damp.

The proposal (intended use) seeks to build an addition, above the existing, half-buried garage that sits under the back yard, to provide an office in the short-term, a granny flat in the medium-term, and a rental in the long-term to provide income for “ageing-in-place.”

This addition will reduce the back yard (now obstructed by the blank side-wall of the neighboring property) from 34’ to approximately 15’, but in consideration of the large, open side-yard, the loss is inconsequential compared to the re-designed street frontage gained.



Gabriel Klein



Stephanie Klein