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Statement Regarding How My Application for Variance and Permit to Construct a 9' Addition to My Home Meets Zoning Regulations Tests for Variance

Attn BZA Authorities and Office of Planning:

As you are aware, Title 11 Section 3103 allows variances should the strict application of any regulation adopted under D.C. code result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship, provided that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in DC zoning regulations.

As the attached photos show, the current configuration of my kitchen is certainly “peculiar”, in that it is of such small size that my refrigerator is in my dining room [see first photo on page 2], and the cooking range obscures about 3.5 feet of cabinets, rendering them useless, and as you can see the rear exit door and the width of my kitchen is such that I cannot reconfigure to get my refrigerator into the kitchen and have functional cabinets using existing footprint [see second photo on page 3].





Because my property was originally built with “doglegs” of just 4’6” and 3’6”, and because the bump out for my kitchen [also part of the original 1926 construction] does not allow for a kitchen conducive to containing refrigerator, cooking range, dishwasher etc. with sufficient cabinetry for a small family home, the strict application of current DC zoning regulations would results in peculiar and practical difficulties to me, the owner of the property, in trying to construct a functional kitchen. Please note too that my house is a standard “Wardman” style, except that, for whatever reason, when the builders originally constructed it they did a little bump out for the kitchen at the back, instead of putting the kitchen in the usual position at one end of the dining room, with a passageway separating the living room and stairs and leading to the kitchen. So I do not have any original plumbing or wiring the [right] half of my dining room to move my kitchen into the dining room.

My other paperwork submitted with this variance application demonstrates I have strong support from neighbors and my community—including the LeDroit Park Civic Association—for a variance to allow me to build a 9-foot deep addition that would increase my total lot occupancy to 73.18%-- 3% above the 70% lot occupancy allowed homeowner residents under DC Code 11-223., and that they believe that this relief to increase to a 73.18% lot occupancy can be granted without substantial detriment to the public good and without substantially impairing the DC zoning plan. As my other paperwork indicates, there is a large back alley behind my property, and my proposed addition would not encroach any further on either of my neighbors’ properties [I propose to build straight back, but not go any wider].

Thank you for your consideration of my request for a variance to allow 73.18% lot occupancy.

Sincerely,

//electronically signed 6/29/16// *Michelle Munn*

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