



Thomson & Cooke
ARCHITECTS

5151 MacArthur Blvd NW
Washington, DC 20016
July 07, 2015

Statement Explaining how this application meets the specific tests identified in the Zoning Regulations for Special Exception (Burden of Proof)

The proposed special exception request will be consistent with the general intent and purpose of the zoning regulations and map in that we seek to continue to use the structure for its original intended use - as a single family dwelling of moderate to low density consistent with the historic use of the neighborhood. The overall lot occupancy will remain below the 40% max lot occupancy. The R-2 Zone's Side Yard setback of 8'-0" presents a unique hardship to the buildable area on site as the existing lot width of 30'-0" is less than the minimum 40'-0" (as mandated by the R-2 zoning regulations). It is important to maintain the front yards and setbacks consistent with the neighborhood so we have designed an addition that expands only on the side and rear. The addition on the side does not protrude any farther into the side yard, rather it is a continuation of the existing structure and does not change the existing setback. The proposed expansion is consistent with other additions along this block and presents no impediment to light or privacy on the neighboring structures (223.2 a).

The proposed addition is consistent with section 223.3 keeping lot occupancy less than 40%. The proposed addition is consistent with 223.2 (c) in keeping the mass of the rear addition consistent with the intended massing of the street- the proposed addition does not impact the privacy or use and enjoyment of neighboring properties per 223.2 (b).