

**Statement of the Applicant  
Request for Special Exception Approval  
4925 41st Street, NW**

**I. Introduction.**

Peter and Ann Marie Mehlert ("Applicant") are the property owners of 4925 41<sup>st</sup> Street, NW (Square 1757, Lot 0017) (the "Property") and are requesting special exception approval under the Zoning Regulations to extend the front porch, which currently is only in the center of the front wall of the house full width of the front of the house. It will not extend beyond the footprint of the house. Such extension will permit the front door, which is currently centered to be moved to the right side of the front of the house allowing the interior space to function more efficiently. A special exception is need because the lot occupancy (building area/lot area) will increase by .03 percent to from 43% to 46%.

The Property is located in the R-1-B zoning district, which absent special exception permits a maximum lot occupancy of 40%, without a special exception. Accordingly the Applicant request special exception approval pursuant to DCMR 11- 223 for relief from maximum lot occupancy under DCMR 11-403.2

**II. Description of Property**

The Property is located at 4925 41<sup>st</sup> Street NW and is the R-1-B zone district and is a detached single family dwelling built in 1925. Abutting the property to the north is a public alley, which is used for vehicular access to the rear of the Property as well as other properties that abut this alley. To the south and east of the Property are single family detached homes.

The extension of the front porch will extend the porch the full width of the front wall of the home. Currently the porch is centered on the front wall and is approximately 8 feet wide. The proposed construction will extend the porch approximately 7 ½ feet on each side. The proposed extension will not extend beyond the existing front wall of the home nor extend further into the front yard than the already existing porch (See Attachment A).

The Applicant is proposing a design consistent with the existing architecture of the house. As a result, the addition will be compatible with the existing structure and the houses immediately surrounding the Property. In addition, the front and side yard setbacks will not change.

There are numerous houses with full width porches throughout the neighborhood. The construction on the extended porch on the Property will not be inconsistent with other homes in the neighborhood.