

STATEMENT OF THE APPLICANT

1. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Colleen Eubanks, the owner of the property located at 133 U St. NE, Lot 186 in Square 3535 (the "property") in support of her application for:

- Area variance from (§403) to add a 3rd story pop-up to a Flat that exceeds the maximum allowable lot occupancy requirements in R-4, § 3103-2.
- Area variance from (§404) to add a 3rd story pop-up to a Flat that does not meet the minimum rear yard requirements in R-4, §3103-2.
- Area variance from (§406) to add a 3rd story pop-up to a Flat that does not meet the minimum open court requirements in R-4, § 3103-2.

2. BACKGROUND

A. Description Of Existing Property

The property at 133 U St. NE, Lot 186 in Square 3535 has an area of 1,220 square feet and a width of 16 feet along U Street NE. The property is not located in a Historic District, and the building on the property is not listed on the D.C Inventory of Historic Sites. The Property is presently improved with a 2- story and a cellar row dwelling and a garage located at the rear. The current use of the row dwelling is Flat (2- dwelling units)

B. Description Of Proposed Project

As shown in the architectural plans, the Applicant proposes to build a third story pop-up on the exact footprint of the existing 2 story row dwelling (front porch excluded) and a deck on existing garage located at the rear of the house.

- The lot occupancy of the proposed building will not increase as a result of the 3rd story pop-up or the deck over garage.
- The proposed building height will be 34 feet, which is less than the maximum 35 feet building height allowed in the R4.
- Although the house is not located in a Historic District, the proposed elevation design is in proportion with the scale of the existing row houses. The existing mansard roof will be extended by 5 feet to accommodate a usable third story space while maintaining the row house scale and architectural character.
- No windows are proposed on the west side of the house to allow for a future next-door-neighbor third story pop-up as well.
- The proposed pop-up will be used as an expansion to the Applicant's living space. The use of the property will remain as Flat.