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December 27, 1999

Addendum to BZA Form 2.

RE: Variance request for R Green Residence, 2947 Macomb Street

4B. Existing and Intended Use:

The single –family detached property is owner occupied; applicant intends to construct a 200 square foot, one-story addition at the rear of the house on the subject property. Architecturally the addition will be harmonious with the height, scale and style of the existing house and adjacent properties, which are located in a designated historic district.

The R-1-B zone permits construction of a significantly larger, as-of-right, addition than the applicant is actually proposing. The applicant intends to save the existing one story (non-conforming structure) detached private accessory garage at the rear of the property. The proposed addition will thereby create an extension of an existing non-conforming aspect of the existing courtyard.

The addition must be sited 5.5 ft. from the easterly property line and therefore does not meet the 8 ft. minimum side yard setback requirement and creates an open-court width that will be one foot under the 6 ft. minimum width requirement.

DISTRICT OF COLUMBIA
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Basis for Action Sought:

The two variances requested are the minimum relief needed to construct a functional addition to the living space at the rear of the first floor. Due to the exceptional narrowness of the lot and the location of the existing accessory garage, a functional addition can not be built without the two variances requested. The addition will only be 17 ft. wide, which is an absolute minimum width for it to be of any functional use as a living/breakfast space. This additional space is needed to correct and improve internal circulation and spatial problems with the first floor layout.

We see no adverse effects on the light or ventilation of surrounding properties; it is our considered opinion that the proposed addition will be consistent with the intent of the R-1-B Zoning District and will not impair its integrity or purpose.

Strict application of the provisions of the zoning ordinance would make it impossible to construct a functional addition at the rear of the house or necessitate the demolition of the private garage.

Granting of the two requested variances will not be detrimental to the use and enjoyment of neighboring properties.

Variances Requested:

1.	Section 405.9	Side Yard Setback	Reduction from 8ft. to 4.5ft.
2.	Section 406.1	Courts- minimum open court width	Reduction from 6 ft. to 5ft.

BZA
Case No. 16557
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO.16557
EXHIBIT NO.7