STATEMENT OF EXISTING AND INTENDED USE

The subject property, Lot 302 in Square 1269, is currently improved with a single family dwelling. Lot occupancy for a semi-detached dwelling in the R-3 Zone is limited to 40 percent. The subject property is currently improved with a building that occupies 44.63 percent of the subject lot, making the present building non-conforming for zoning purposes. The applicants are requesting permission to construct an addition to this non-conforming structure, resulting in a total lot occupancy of 47.38 percent. The subject property will remain a single family dwelling. Section 223.3 requires that the lot occupancy of the structure, with its addition, not exceed seventy percent (70%) in the R-3, R-4, and R-5 Zones.

The applicants will demonstrate that the proposed addition is modest in scale and will not unduly affect light and air to neighboring properties nor will it compromise the privacy and use of neighboring properties.

Please see attached area calculations.

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DISTRICT OF COLUMBIA
OFFICE OF ZONING

BZA
Case No. 16591
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO.16591
EXHIBIT NO.11