JUN 15 2000

Supporting Statement

To: Board of Zoning Adjustment

From: Traci Brown, Owner

Subject: Proposed One-story Addition
1032 D Street, N.E. (Lot, 66, Square 962, Zoned R-4)

DISTRICT OF COLUMBIA
OFFICE OF ZONING
JUN 15 12:10 00

This statement is written to support the request for a variance and exception on Lot 66, Square 962 as outlined in the attached May 1, 2000 District of Columbia memorandum under Mr. Michael Johnson's signature. As the new property owner of the single family home located at this address I am requesting approval for this request for several reasons.

- Concern for personal safety during the fall and winter months - Precipitating my exceptional situation (percentage of lot occupancy) is personal safety and security. An addition which extends and connects the existing residence to the garage, will afford the possibility of accessing the main house from inside the garage without exposure to the outside and the risk of personal safety.

- While the building's beautiful historic look is the main reason why I purchased the property, the structure does not offer a sufficient amount of space for contemporary living; sufficient area for a traditional living room and kitchen are not afforded by the limited space available. No other area of the site lends itself to an extension which would maintain the existing historic appearance of the structure. (Section 3103.2)

- If approved, the special exception relief sought under Section 223.2 (Section 3104) will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map. This harmony exist because this proposal creates no other adverse impacts on neighboring properties other than what currently exists. No additional adverse impacts will result because the distance between the end of the existing garage structure to the rear property lot line does not change with this proposal.

- The lot is smaller than the standard R4 Lot. The city allows 18' and the property is 16'. The proposal put forth has a negligible difference of 96 square feet.

- Several buildings in the historic district have additions and balconies similar to the one(s) that I am proposing.

In summary, I do not believe that the request made to the BZA adversely affects the historic district or the building itself. This building had been sitting in vacant and in disrepair for well over a year prior to my purchase. The attached plans indicate a clear intention for one family to occupy the property and to extend the property in a manner reminiscent of the era in which the building was constructed. In addition, the Historic Preservation Office has granted preliminary and conceptual approval of this proposed addition. This proposed addition has been presented to

BZA
Case No. 16606
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16606
EXHIBIT NO.3

the Advisory Neighborhood Council (ANC), Zoning and Licensing Subcommittee (6a Z and L subcommittee) on June 14, 2000 for their consideration, support and approval. Once I receive a written response from the ANC addressing my request I will forward this information to the BZA as a part of my formal filing. Thank you in advance for your consideration. I look forward to hearing from the board soon.