DETAILED STATEMENT OF EXISTING AND INTENDED USE
4631 Verplanck Place N.W.
Lot 34 in Square 1554

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BOARD OF ZONING AJUSTMENT CASE NUMBER

The subject premises is zoned R-1-B residential. The existing detached dwelling was built in 1939 and predates the establishment of the D.C. Zoning Regulations (May 12, 1958). The structure is constructed of masonry and wood. The structure consists of two stories with an accessory garage for off street parking. The house is setback along Verplanck Place five feet from the property line. The house is setback eight feet plus from the side lot line where there is an adjacent lot with a detached structure. The front and rear lot lines are not parallel. The rear lot line is at an angle. The side lot lines are parallel. The lot size is 3008.0 square feet and the width of the lot is 43.1' average.

The applicants want to construct a one story addition to the existing single family dwelling. Review of architectural plans and plats of the proposed construction indicates that the following relief is required from the Board of Zoning Adjustment:

(1) Variance from Section 404.1 the minimum rear yard setback requirement for a detached structure in the R-1-B zone (Section 3103.2).

(2) Variance from Section 402.3 the maximum allowable lot occupancy for a detached single family dwelling in the R-1-B residential zone (Section 3103.2).

In order to obtain a building permit from the D.C. Department of Consumer and Regulatory Affairs, the Building and Land Regulation Administration, two variances must be approved by the Board of Zoning Adjustment. An application with computations and supporting documents are submitted on behalf of the applicants (Mr. and Mrs. Page) to request a public hearing and approval for the proposed one story addition. The applicants are seeking relief from the strict application of 11DCMR, the D.C. Zoning Regulations due to the following practical difficulties and hardships:

(1) The existing construction date of the single family dwelling predates May 12, 1958

(2) The existing lot size and lot area are unique. The existing lot area is 3008.0 square feet and the lot area is 43.1' (average). Under the cirrent D.C. Zoning Regulations, the required lot area and lot to build a new detached single family dwelling is 5000.0 square feet of lot area and 50.0' minimum lot width.

(3) The lot shape is unique in that the front and rear lot lines are not parallel. The rear lot line is at an a angle, therefore, the rear yard must be averaged.

(4) There is a practical difficulty in that this is an established neighborhood which was established in 1939.

The proposed addition is to be used for a kitchen and a sitting area for the current occupants of the detached single family house. The existing use of the structure is single family housing use and the proposed single family house will continue. Mr. and Mrs. Page are the owners of the structure. They have discussed the proposed addittion with the Advisory Neighborhood Commissioner and with some of their closest neighbors. The property owners feel that this proposed small addittion will not have an adverse impact with regards to light and ventilation . The proposed consstruction will not be detrimental to any aspect of the current established neighborhood and their most immediate neighbors.

BZA
Case No. 16667
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO.16667
EXHIBIT NO.11