**Statement in Support of BZA Application for Rowland Residence at 5129 Macomb Street, NW**: Square 1446; Lot 7

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| Owner: | Benjamin and Julia Rowland |
| Address | 5129 Macomb Street, NW<br>Washington, DC 20016 |
| Lot size: | 8,048 square feet |
| Existing footprint of structure | 1,650 square feet |
| Existing Percent of lot occupancy | 20.5% |
| Footprint of proposed addition | 287 square feet |
| Footprint of proposed structure with addition | 1,937 square feet |
| Proposed percent of lot occupancy with addition | 24% |
| Existing gross floor area | 3,697 square feet |
| Proposed gross floor area with addition | 3,984 square feet |

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This is a three story owner occupied single family fully detached dwelling in an R1 B district. It appears to have been constructed during the 1930s. The lot is trapizoidal in shape. There are small existing side yards of 5.4 feet and 6.7 feet. The current rear yard is 25' deep at one end and about 50' deep at the other end for an averge depth of about 40'. The proposed addition will be a one story structure, enclosing a family room extension to the existing kitchen. The proposed addition would come to within 12' of the rear yard property line at its closest point, making the depth of the rear yard, figured as the mean horizontal distance between the rear line of the proposed building and the rear yard line as 19'. These dimensions are shown on the accompanying plat. Consequently, the proposed addition will narrow the proposed rear yard to less than the 25' required by Article 401.4. The property is elegible for consideration under Article 223 as a Special Exception for relief from Article 401.4

This Special Exception should be granted because:

- The light and air to neighboring properties and to the subject property will not be unduly affected because of the addition, since an ample area to the rear of the subject house will be left open, far in excess of the effective minimum required rear yard area. In addition, that portion of the proposed extension which intrudes on the required rear yard dimension will be largely under ground, and consequently will not block the existing light and air.

- The proposed extension is not visible from the street or any public way or space.

- The privacy and use and enjoyment of neighboring properties will not be affected

BZA
Case No. 16694
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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because that portion of the proposed extension which intrudes into the required rear yard dimension will be nearly invisible to the neighboring properties, since it will be largely underground. In additiion there are ample landscaping elements such as trees, shrubs and sloped terrain surrounding these houses and separating them visually one from the other. The proposed extension will not cause any tree to be removed or any of the adjacent slopes to be modified, thereby maintaining the natural privacy of these rear yards. In addition, the structure extension will be constructed of top grade materials, including brick facing and slate roofing, to match the existing structure and the neighboring structures.