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D.C. OFFICE OF ZONING
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APPLICATION NUMBER 16696

STATEMENT IN SUPPORT OF VARIANCE APPROVAL

I Unique Qualities of the Property:

1. Typical Zone 3 Residence: The typical residence is a single family home, situated on 2,500 sq. ft. of property. It is three story and attached on both sides. It has a 60% land use area and a zero lot line with the sidewalk. It is typically a three or four bedroom house with a basement rental area. These statistics provide comfortable living space for 6 or 7 people, or more, which equals 350-400 sq. ft./ person.

3254 O Street Residence: This property is situated on a 5,533 sq. ft. lot. It is a two story fully detached home *without* a livable basement. It sets 10 feet back from the public sidewalk and occupies less than 20% of the lot with an additional 13% outbuilding, totaling 33% land area usage.

It has three bedrooms which comfortably accommodate 4 people. Using the statistics of the typical area residence of 350-400 sq. ft./ person, the 3254 O Street property should comfortably accommodate 14-16 people. We are asking for living space for one, and possibly two, additional persons which would give us a total of 6 people with a ratio of 922-1,107 sq. ft./ person.

2. The Long View: Due to the sloping land, the main living area of the house is level with the roof of the existing garage. (see sketch) The property is situated in the middle of the block, consequently, the long view from house, in the wintertime, shoots over the top of the garage, directly into the back of the singular, five story structure created by the contiguous row of N Street townhouses. (see photographs)

While the N Street elevation of these townhouses is broken up by the varying finishes and paint colors, the rear of these structures is of one material and presents as a singular, mammoth, dark building with an unbroken roofline. It stretches from Potomac Street on the east, to 33rd Street on the west and then, without a break, connects to an apartment building and runs half way up 33rd Street.

BZA
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Exhibit No. 24

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EXHIBIT NO.24

Scale: Because of the unbalanced contrast in building heights, (my garage is only eight feet high from the garden side which is obviously *out of scale* with the five stories of the N Street townhouses) my property is greatly deprived of privacy. Every townhouse around has a direct view into my family room, daughter's bedroom, and garden.

The new addition will create an intermediate, buffering height structure which will block a significant portion of this most unattractive rear elevation and provide an architecturally harmonious façade of the appropriate scale and which is fully consistent with the fabric of the neighborhood. This will give me maximum privacy consistent with a reasonable zoning variance.

Exposure to the Alley: The addition will also hide the alley view I currently have, with its mass of wires and transformer and halogen alley lighting which currently part of my garden and is most unpleasant.

The resulting improved but "shortened" long view, will still be a greater distance than the rear views from most of the homes in the area.

3. Walking Access: As the house is detached, a brick walkway currently extends from the garage, through the garden, and up to the public sidewalk on O Street. There is also an existing separate wrought iron gate for this garden/garage access.

4. Fire Engine Accessibility: The alley is short and extra wide (22 feet) and fully open at both ends.

5. Zoning Map: The addition proposed will not change the existing footprint and therefore, should have no affect on the map.

II Application of the Zoning Regulations:

While we could double the size of the house by extending the rear of the structure an additional 48 feet into the garden, this would materially alter the unique beauty and historic character of the house and with its historic English Garden. The garden has a circular brick walkway and is lined with boxwood, azaleas, and cherry trees. Also, it would be a hardship on our family if one or both of the potential residents of this addition lived in our house.

Most importantly, the plans submitted would not require *any* change to the existing historic building and gardens. This action would totally preserve the existing 200 year old structures, thus preserving the fabric of the neighborhood, while accommodating our needs.

III Public Good and Zone Plan:

1. Existing Garage Conditions: The existing roof is very old, leaking, and in need of replacement.

2. View from the Alley: The neighboring garage abutting the property line to the east, was constructed so that concrete block construction which has been painted red to simulate brick, faces the public space. This material is completely inconsistent with the quality and historic fabric of the neighborhood. The new addition will completely hide this raw material. (see photograph)

The current garage is unsightly, short, recessed, and out of scale with the other buildings in the alley. The addition will help to balance the existing building heights and create a pleasant, interesting play of structures as well as clean up dilapidated construction. The design is entirely consistent with the existing fabric of the neighborhood.

3. Security: The additional height will prevent illegal entry by hopping onto the low roof of the garage and then into the garden where it is easy to hide. This has happened in the past.

4. Parking: Currently, there is accommodation for five cars. The plans as submitted, ensure an additional parking space will be available. This will help alleviate the existing parking problems of in area.

5. The Neighbors: The view *most* benefited by the proposed addition is the *rear* view of the three townhouses near it, which front 33rd Street. Currently, they look directly onto the red painted concrete block and rusting flat metal roof of my garage. (see photograph) The addition of a small, clean, white, simple elevation will greatly improve the esthetics of the neighboring view in a manor which is consistent with the architectural fabric of the surrounding structures The back lit antique stained glass window will also be beautiful.

As the new structure will run parallel, and not perpendicular to these homes, it will have a minimal impact on their long view.

6. Sunlight: The addition will not cast any shadow onto anyone else's property.

7. Domestic Accommodations: The addition will allow me to have a place for a live-in domestic. Both my husband and I work full time. I must do all the cooking, cleaning and laundry after hours and on weekends. I am no longer able to do all of this work myself and need live-in assistance. We have tried repeatedly to find non live-in help and have been completely unsuccessful.

After many years of looking, we currently have someone whom we trust and would like to have continue working in our home. We stand to lose her unless we can accommodate her as a live-in.

8. Additionally: My mother is 80 and lives alone. She is starting to have health problems and I would like to have a space ready for her when she needs it. The maid would be available full time to help her.

She and I also paint and I am hoping to use any remaining space as a studio for the both of us, as well as for my daughter.

9. Storage: The additional storage space is vital and will add a new parking space. It is needed to store my husbands legal files which have accumulated over the last 20 years, and which must be stored in a dry space and yet be accessible as long as he is practicing. The existing storage is full and we are in desperate need of this additional storage space.

10. Impact on the Neighborhood: My property is mostly garden and the 2nd floor addition will *not* encroach on the existing garden dimensions at all. With its 7 trees, 50 bushes, 20'x30' lawn and 8 flower beds, it should still retain the original historic quality and fabric of the property as well as of the neighborhood.

Thank you for your time in reviewing my proposal. I hope you will find the addition a great improvement and compliment to the area. Hopefully, after it is completed, it will look as if it has been there for the last 200 years.

Sincerely,



Ann Goodman