Statement of Existing and Intended Use

The subject property, Lot 840 in Square 1990, is currently improved with a single family dwelling. We desire to add a one-story addition to the rear of the existing residence to be used as a family room to provide additional living space on the first floor. The required rear yard set back in the R-2 Zone is 20 feet and we request a special exception in order to construct the addition which will result in an 11 foot rear yard set back.

The proposed lot coverage with the addition will be 37.5 percent, in accordance with Zoning Ordinance Section 223.3 which permits a maximum lot coverage of 50 percent. The existing west side yard set back is currently 7 ± feet. The western side yard set back of the addition will be 7 feet, 6 inches. The house was constructed in 1933. The proposal therefore complies with Zoning Ordinance Section 405.8 which permits an addition to the existing structure as long as the existing side yard will not be decreased, the structure was constructed prior to May 12, 1958 and the existing side yard is at least 5 feet.

The proposed addition is modest in nature in keeping with the scale and character of the other homes in the neighborhood and will not unduly affect light and air to the neighboring properties nor will it in any way adversely affect the privacy and use of the neighboring properties.

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Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO.3