4.H. Statement pertaining to application.

The applicant seeks variances in conjunction with the repair of extensive termite damage in the rear of an existing single family residential dwelling structure, including an existing kitchen. The proposed repairs include an addition to the kitchen and a second floor.

The existing structure was built on an exceptionally narrow lot (16.3' average wide) in the middle of a block of row houses. The existing historic wooden structure (built prior to the 1870s) has attributes of a row house; it shares a party wall with another single family residence to the south. The existing structure is 14.5' wide, with a narrow (18") alley running along the north side, resulting in classification as a "semi-detached" dwelling structure.

Application of the requirements for semi-detached structures to the proposed repairs and addition results in peculiar and exceptional practical difficulties, as well as exceptional and undue hardship. Side yard requirements (for a semi-detached dwelling) would result in an extremely narrow (8') structure and lot occupancy requirements (for a semi-detached dwelling) would require a 264 square foot reduction in the footprint of the existing structure. Relief from the side yard and lot occupancy requirements would be consistent with surrounding dwelling structures.

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Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO.3