STATEMENT

Form 121 **RE: 1336 Fairmont St., NW**

Subsection 3103.2:

(1.) Hardship experienced by extremely narrow lot width (16ft). Current structure to the open court-side designed for 4ft setback from the property line. Extension of kitchen space will be the same width as the existing structure and add 12ft of space. The extension would only encroach by 22 inches into the new requirement of 6ft setback. Actual setback for the extension would be 4ft 2 inches from the property line.

(2.) Extension is in the rear of the property and will not be of detriment to the public good. Tree in the rear of the property will remain and off street parking space will not be affected.

(3.) Extension will be consistent with the general intent and purpose of the zoning regulations and map.

Subsection 3104.1:

(1) The extension will be consistent with the general intent and purpose of the zoning regulation and map. The extension is designed to make the kitchen space functional for a large family home, thereby preserving the residence to the original intent of single-family use. The current structure does not allow for the kitchen to be designed towards the interior of the home. Fireplaces and structural barriers cut-off the original kitchen space from the rest of the home. Reconfiguration of the home to allow for kitchen extension into the interior space would be cost prohibitive and would require altercations to the exterior of the home. Therefore, the only practical option was to extend the kitchen space off the rear of the existing structure to accommodate for modern appliances and food preparation.

(2) No additional traffic, noise or lighting will be required by the extension. This new space will not affect any resident outside of the property.

D.C. Department of Building
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BZA
Case No. 16941
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO.16941
EXHIBIT NO.9