STATEMENT OF EXISTING AND PROPOSED USE
505 SIXTH STREET, SOUTHEAST
LOT 56 IN SQUARE 846
BOARD OF ZONING ADJUSTMENT CASE NUMBER _____

The subject property is zoned R-4 residential. The property is located in a Historic District. The existing house is classified as a semi-detached dwelling. The two story main portion of the house was built in 1880. According to the U.S. Archives, a small one story portion of the house was added with a permit which was issued on July 29, 1953.

The current owner, Mr. Paul D. Lumpkins, wishes to make a second story addition on top of the existing one story portion of the house. The existing one story portion of the house has a side yard setback of 7.18 feet. The setback is deficient by 0.82 feet. Under Section 40 of the D.C. Zoning Regulations, the Zoning Administrator can only approve a 7.2 foot side yard setback. In addition, the existing lot occupancy is 762 square feet (50%), which exceeds the maximum allowed lot occupancy of 610 square feet (40%). The proposed second story addition will not increase the existing lot occupancy and it will not decrease the existing side yard setback. The existing rear yard setback is 7.58 feet and is deficient by 12.42 feet (62.1%).

In order to construct the proposed addition the applicant must seek relief from the Board of Zoning Adjustment in the following area:

> A special exception pursuant to Sections 223 and 2001.3 to allow an addition to an existing nonconforming structure in the CAP/R-4 residential zone (Section 3104.1).

The applicant feels that the proposed addition will not cause detriment to the public good and will not impair the intent, purpose and integrity of the Zone Plan for the District of Columbia. Zoning Commission Order Number 946, Zoning Commission Case Number 01-10TA (Text Amendment - 11DCMR) Additions to One-Family Dwellings and Flats approved on September 28, 200 allows the Board of Zoning Adjustment to approve a special exception under Section 223 to remedy issues faced by applicants who propose modest additions to existing nonconforming structures. The applicant respectfully request relief in order to construct a proposed addition to his existing single family dwelling..

BZA
Case No. 16952
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16952
EXHIBIT NO.3