11-27-02

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26 NOV 02

Board of Zoning Adjustment
District of Columbia
441 Forth St., NW; Suite 210-S
Washington, DC 20001

To Whom it May Concern:

This application for a "special exception" is for a house at: 654 Independence Av., SE. The house is a single family residence in an R-4 zone.

The original lot is 14.0' wide, and contains 1237 sq ft. According to 401 of the zoning code, minimum lot dimensions for this zone are 18.0' of width and a minimum of 1800 sq ft in area. The owner needs to build an addition to the house, and thus will require a special exception.

If the lot were a complying lot of 1800 sq ft, and met the 60% rule for maximum lot occupancy (403), the footprint of the house could be 1080 sq ft. The owner is applying by this letter for a special exception to build to 70% lot occupancy of 1237 sq ft. Because of the smallness of the lot (hardship) the resulting footprint will only be 866 sq ft.

Thus, even though this request will extend an existing nonconforming condition, the resulting house will still be 20% smaller than that expected by the Zoning Code for a conforming lot in R-4. Since the resulting house will be ordinary in every other respect, and only two stories in height, it will not adversely affect the use of neighboring property, as is required by 3108.

BZA
Case No. 16975
Exhibit No. 3

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Parking to be provided will meet requirements of the Zoning regulations, as it does now. Lighting will be directed to the back yard as it is now. Traffic and noise will not increase, or even change in any way.

This existing structure is very old, a remaining tiny building from another time. It is important to preserve structures like this in the fabric of our modern cities, but it cannot function with the constraints it currently reflects. The requested special exception will still result in a structure less than that allowed by the code, and so we respectfully ask to be granted the Special Exception to build this modification as presented in this application.

Sincerely;

Stephen duPont, Jr. RA

cc: Freydoun and Kathryn Pirnia
file

SdPRA
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