BZA Application No. 17024

4700 Reservoir Road, N.W.
Square 1371, Lot 41

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Statement of Existing and Intended Uses
and Applicants' Satisfaction of the Burden of Proof

The Applicants, Malvina and Cade Martin, are the owners of 4700 Reservoir Road, N.W. (Square 1371, Lot 41) (the "Subject Property"). The Subject Property is located in a R-1-B zone and improved with a single-family detached dwelling constructed in 1939. The existing single-family detached dwelling is a non-conforming structure based on its substandard lot area, lot occupancy and rear yard.

The Applicants propose to construct an one-story addition (only 155.52 square feet) in the side yard of the Subject Property to provide additional living space to accommodate their newborn child. This modest addition will enable the Applicants to keep their expanding family in the neighborhood. As proposed, the one-story addition meets all the requirements under 11 DCMR § 2001.3 to enlarge a non-conforming structure as a matter-of-right, except lot occupancy. The location of the proposed addition in the side yard complies with the applicable side yard requirement. Any other location for the proposed addition (opposite side yard or rear yard) would establish a new non-conformity or enlarge an existing non-conformity.

As a result of the unique condition of the Subject Property, including irregular shape, existing non-conforming lot area, lot occupancy and rear yard, and location of existing improvements, strict application of the Zoning Regulations would prohibit any addition or enlargement of the existing structure imposing a substantial practical difficulty on the Applicants. The requested variance is minor and can be granted without any detriment to the neighborhood. The Applicants have reviewed the proposed plans with their immediate neighbors

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who have no objection or indicated their support. See attached letters from immediate neighbors. The proposed addition is consistent with, and will not undermine, the integrity or purpose of the Zoning Regulations or Zoning Map.

Respectfully submitted,

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