C. The existing use of the building on square 1454 lot 62 at 5822 Sherrier Place NW is a single family home. The intended use of this building as renovated continues to be a single family home.

D. This application meets the specific tests identified in the Zoning Regulations for area variance as follows:

1. The small size (2318 sq. ft.) and shallowness (28 to 32 ft.) of Lot 62, in conjunction with the non-conforming location of the existing house (5 ft. rear yard) make it extremely difficult to design an addition to the house in compliance with Zoning Regulations.

2. The Granting of this application will not be of substantial detriment to public good in terms of traffic, noise, lighting, etc. The use of the property remains unchanged: single family dwelling. Side-yard setbacks from adjoining neighbors (8 ft. and 16 ft.) are in compliance with Zoning Regulations (8 ft. and 8 ft.). Rather than affecting an adjoining single family property, the non-conforming rear setback of the existing house and proposed addition (5 ft.) impacts only a 30 ft. wide utility right of way that is used for a utility easement. Parking on Sherrier Place will actually be improved with the construction of a two-car garage on associated Lot 39.

3. The granting of this application will not be inconsistent with the general intent of Zoning Regulations and Map. 5822 Sherrier Place actually consists of two lots (Square 1454, Lots 62 and 39) separated by a 30' wide utility right of way. Seen in combination, the proposed improvements on the two lots is consistent with the general intent of the Zoning Regulations and Map. The combined square footage of Lot 62 (2318 sq. ft.) and Lot 39 (3228 sq. ft.) equals 5546 sq. ft, and exceeds the 5,000 sq. ft. minimum required for Zone R-1-B. Similarly, the proposed house (1,261 sq. ft.) on Lot 62 and garage (748 sq. ft.) on Lot 39 represent a combined lot occupancy of 36%, well under the 40% maximum allowed.

BZA
Case No. 17089
Exhibit No. 5

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