Statement Proving Addition Meets Variance Tests under Subsection 3103.2

The owners of the property at 1302 Allison Street, NE, Cecilia and Lorenz Wheatley, are planning to build a three-level addition to the back of their row house. The house is located in an R-2 zoning district and currently occupies nearly 40% of the lot, the maximum lot occupancy allowed. Since the planned addition would increase the lot occupancy to more than 55%, the owners are applying for an area variance.

The variance should be granted for the following reasons:

- ***"The physical characteristics of the property make it difficult for the owner to use the property in compliance with the Zoning Regulations."*** The lot area of the property is 2154 square feet - much smaller than the current requirement or standard of 4000 square feet for an R-2 property.

- "***Granting the application will not be of substantial detriment to the public good (i.e., traffic, noise, lighting, etc.)".*** This is true because the addition would be used in the same manner as the existing owner-occupied single family structure. The tiered design of this addition will minimize the obstruction of the view for neighbors from the rear of their homes. The owners will raze the garage to further increase visibility for neighbors.

- ***"Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map."*** This is true because the planned addition is intended for residential use which is consistent with current R-2 zoning regulations.

BZA
Case No. 17096
Exhibit No. 5

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