## STATEMENT EXPLAINING HOW THIS APPLICATION MEETS THE SPECIFIC TESTS INDENTIFIED IN THE ZONING REGULATIONS FOR A GRANTING OF A SPECIAL EXCEPTION

5240 Sherrier Place, N.W. is an existing semi-detached single family residence. The dwelling was constructed in the 1920's. It is of frame construction with an existing party wall. There is a front porch facing Sherrier Place. The dwelling consists of two stories and a basement.

We believe that the Special Exception should be granted because we are faced with practical difficulty of existing conditions. There is no way to increase the size of this dwelling without continuing the existing semi-detached design.

Pursuant to Section 3104.1 of the District of Columbia Municipal Regulations- Zoning, we request a Special Exception. We will demonstrate that this Special Exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not adversely affect the use of neighboring property.

Section 223.2
The addition will not have an adverse affect of the use or enjoyment of any abutting or adjacent dwelling or property, inparticular:

(a) The light and air available to neighboring properties will not be affected.
   1. From Sherrier Place, the addition will not be visible. The addition will continue the construction of a similar addition to the adjoining property, 5238 Sherrier Place. Our addition will continue the use of an existing party wall. The addition to 5238 is visible from Sherrier Place. Our addition will not be seen.
   2. At the rear, we border on the Trolley Car Tight-Of-Way so that no neighbor will be affected. There are no neighbors. The Trolley Car Right of Way faces National Park Service land which leads to the Potomac River.
   3. At the side of the addition that is visible from the public there is also no adjoining neighbor. This side faces Arizona Avenue. The closest neighbor is approximately 150 feet away.

(b) The privacy of use and enjoyment of neighboring properties will not be unduly compromised.
   1. A similar addition at the adjoining property has already been constructed.
   2. There are no neighbors to the rear.
   3. There are no adjoining neighbors to the side.

(c) The addition, together with the original building, as viewed from the street, alley, and other public way, will not visually intrude upon the character, scale, and pattern of existing houses since the addition will not be visible from the street.
   1. The historic façade facing Sherrier Place will remain.
   2. All new work will be architecturally compatible with existing construction. Our design will be a sympathetic addition.
   3. The streetscape will not be affected.

Section 223.3
The lot occupancy of the dwelling together with the addition does not require a special exception, as it does not exceed 40%.

BZA
Case No. 17097
Exhibit No. 4

Board of Zoning Adjustment
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