PHYSICAL CHARACTERISTICS AND JUSTIFICATION FOR
PROPOSED SPECIAL EXCEPTION FOR
ADDITION TO 5609 SHERIER PLACE, N.W.

5609 Sherier Place, N.W., is an existing two-story and basement Single Family Dwelling. The house, built in 1925, has a first floor of tile block and a frame second story under a sloped roof. The house fronts Sherier Place; there is a public alley at the rear of the lot. The houses on the two adjoining lots were built in the 1930s, creating the current dimensions of the lot.

We feel that this request for a Special Exception should be granted because we are faced with the Practical Difficulty of having to contend with significant existing conditions in order to accommodate the proposed addition.

We are requesting to extend the existing side yard line of 3 feet. If required to meet the current Zoning Regulation of 8 feet, we would have an awkward, unusable addition, because of the complex existing conditions of the lot.

Both Sherier Place and the Public Alley behind the house are higher than the center of the lot and water collects near the center and toward the North side of the lot. To fix this problem, we have installed an underground drainage system to carry water away from this low point in the lot.

If we were to build up to the 9.3-foot side yard on the North side of the lot, we would increase the drainage problem. The only workable alternative is to extend the existing 3-foot side yard for the addition.

Additionally, if we were to build to the 9.3-foot side yard, we would be forced to rebuild the existing concrete areaway and stairs to the existing basement. This would be a large expense and would worsen the drainage problem. Building on this side of the lot would also necessitate removing a mature, 40-foot tree.

The addition proposed will basically not be seen from Sherier Place and will not be a detriment to the neighborhood. Neighbors to the rear and 9.3-foot side yard will not be affected. The neighbor on the 3-foot side yard has no objection to the proposed addition.

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