STATEMENT OF EXISTING AND INTENDED USE

This property is zoned R-4 and is to remain a single family residence. There will be no change in use group. However, the owner wishes to expand living space for a growing family. Because of restrictions of the site, the existing layout of the structure, and the specific needs of the family for space, the addition will need to add to the footprint of the house.

The existing house has is a well-maintained structure with historic architectural character and detailing. It also has small, compartmentalized rooms that were, at the time they were designed, functional for purposes of heating and cooling, and for the more formal, social needs and separations of public/private space. In most of these older row houses, as is the case at this house, the kitchen is in the back, very separate from the rest of the house.

Today, families have different needs within a house. There is not the same concern for heating and cooling since the invention of mechanical heating and cooling systems, and there are less formal, hierarchical space needs for separation. This is particularly so regarding kitchens. This family, as well as most other families today, seek open kitchens to allow family gathering and interaction on a daily basis, where much of their time is spent. No longer is the kitchen a space relegated to be hidden from view, it is now an integral part of families lives.

The new space that this Owner is seeking is an extension into an existing dogleg to enlarge the kitchen and family room. The kitchen is located on the first floor and serves as the primary gathering space for the family.

To do this addition, there will need to be an increase in the footprint of the building, thereby increasing the lot coverage from 60% to 75%. It is for this reason that a zoning Area Variance is being sought.

The addition to the rear of the structure will not be visible to the street and will not affect light, noise or other annoyances. The addition will be simple and discreet. Because it is located in the rear of the house and the rear yard is surrounded by fences, the addition will not be seen at eye level from the rear of the house either.

BZA
Case No. 17125
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
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