4C. STATEMENT OF EXISTING AND INTENDED USE OF BUILDING.

Existing use is single-family residential. Proposed use is single-family residential. (no change)

ZONING COMMISSION
D.C.
FEB 17 -7 AM 10:47

BZA
Case No. 17128
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17128
EXHIBIT NO. 4

4D. STATEMENT OF BASIS FOR ACTION SOUGHT

This request will be consistent with the general intent and purpose of the zoning regulations. The other three abutting houses in this row all have front porches similar to the one we propose. There is no adverse zoning effect or precedent set by this proposal. This project will improve the value, use, and appearance of the property.

The proposed porch will not block light or ventilation to the neighboring properties. The neighbors to the west, most directly affected by this proposal, have written a letter (attached) stating that they support this application. The neighbor to the east (a corner house) has its entrance on 19th St. NW.

Addressing Sect. 223.2 specifically: the privacy, use and enjoyment of neighboring properties will not be compromised by our addition. We are in the Kalorama Triangle Historic District. By removing a modern stairway and building a new stoop, steps and porch to match the design of the three adjacent properties in the row, we will be improving the character, scale and pattern of this frontage. Our proposed porch will match the peaked roof and plan dimensions of the last (4th) house in this row (#1914). In addition, we propose to add more green space to the current brick patio front yard, compensating for the removal of the earth berm by a previous owner.

Proposed lot occupancy (67%) will not exceed 70% as required by section 223.3

Both the ANC 1C and the Kalorama Citizens Association are, or will be, reviewing this project and letters of support are expected. Our project has been submitted for conceptual design review to the D.C. HIstorical Preservations Review Board and has been approved.