Rebuilding Neighborhoods Through Affordable Homeownership
MANNA

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To: District of Columbia Office of Zoning
From: Regina Reilly, AIA
Manna Inc.
Re: BZA Application
Square 2579
Lot 801
Address: 1656, 1658 & 1660 Columbia Road, NW
Owner: The Potter's House
Date: April 7, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 APR -7 PM 2:36

Required Information:

D. A detailed statement explaining how the application meets the specific tests in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought.

1) **771.2**

Without an increase in FAR a rear addition of only 350 SF can be added. This is extremely restrictive and makes building an addition not feasible. The request to increase the FAR for this lot by .38 would allow for a useful addition for the owner, as well as improved facades for the surrounding neighbors. It would promote a cohesive building mass as well as being in agreement with the intent of the Zoning Regulations.

Currently this rear area is not visually connected to the Fuller Street because the grade is at head height. The proposed addition would allow for a more defined street frontage. The rear entry will only be two steps, 13", above the sidewalk level, instead of the current grade level 6'-0" above the sidewalk.

2) **772.1**

Without an increase in lot occupancy a rear addition of only 400 SF can be added. This is extremely restrictive would make adding an addition not feasible. Increasing the allowable lot occupancy for this lot by 13.82% would allow for a currently ambiguous area to be well defined. The lot is a through lot; there is street frontage on the front Columbia Road and the rear Fuller Street. Bringing the addition to the property line would make a defined edge.

Also, this space has problems with people loitering. The proposed addition would rid the space of dark pockets. It would produce an architectural element that will suggest the area having a defined use.

The proposed addition will not adversely affect the surrounding properties because the main entry to the Potter's House will still be from Columbia Road. Currently the Potter's House Staff uses the area behind 1660 as a trash enclosure, so there is currently foot traffic. The lighting for the proposed addition would add to the goal of making this space more appealing.

BZA
Case No. 17178
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17178
EXHIBIT NO. 4