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This is a two story, single family row house, constructed about 150 years ago. At some point a one story kitchen addition was added to the rear. The original footprint of the house had a narrow side yard as part of the original lot and structure. It was planned and constructed long before the zoning ordinance requiring a certain minimum width for the side yard. The one story kitchen addition continued the narrow side yard.

The structure is in an R-4 District, where side yards are not required. However, if they are provided, they must conform to the minimum width standards.

The project proposes a second story addition on top of the existing one story kitchen addition. This addition would extend the non-conforming side yard, and would consequently require a Special Exception.

The Owners can, as a matter of right, fill in the side yard to the property line. With such an infill, the Owners would then be permitted as a matter of right to construct the 2nd story addition from property line to property line, without any side yard.

Consequently, what the Owners are proposing will result in a **larger** side yard, permitting **more** ventilation and **more** light than would be the case if the Special Exception were to be denied, thereby forcing the Owners to infill the offending non-conforming side yard.

The Owners will be reviewing these plans with all of the neighbors, with the local ANC and with the Capitol Hill Restoration Society. The Owners will be circulating a petition in support of their project. These documents will be placed in the file as soon as they are available.

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Case No. 17223
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17223
EXHIBIT NO. 3