Variance Application for Proposed Third Floor Level Addition to Residence at 2237 10th Street NW Washington, DC
Supporting Statements

Form 120 Item 4. C.: The existing two-story row structure is currently used as a single family dwelling that contains a Living Room, Dining Area, Kitchen and Bathroom on the First Floor Level and a Bedroom and Bathroom on the Second Floor Level. The proposed Third Floor Level Addition includes a new stair from the existing Second Floor Level to a new Master Bedroom Suite with a Bathroom. Minor renovations to the existing First Floor Level Kitchen and Second Floor Level Bedroom are also proposed. The proposed Third Floor Level Addition shall have a brick veneer exterior finish to match the existing structure.

Form 120 Item 4.D: This application meets the specific tests identified in the Zoning Regulations for variance area for the following reasons:

1. The existing property has a triangular rear yard configuration with minimal alley access and an area (average 10 depth) that is less than the required minimum 15 ft. depth resulting in a non-conforming existing percentage of lot occupancy - 85% vs. the 60% allowable by Zoning. The proposed Third Floor Level Addition will result in a total 1,203 sq.ft F.A.R. If a minimum 15 ft. deep rear yard were provided, the total lot area would be 783 sq.ft. vs. the existing 479 sq.ft.; and the allowable F.A.R. (1.8) would be 1409 sq.ft. vs. the existing allowable 862 sq. ft. and vs. the existing provided 802 sq.ft. The proposed Third Floor Level Addition will transform the existing dwelling unit into a more practical dwelling unit by increasing the number of Bedrooms from one to two.

2. The proposed Third Floor Level Addition to the existing single family row dwelling structure will not be of substantial detriment to the public good in that there will be no change to the existing neighborhood traffic patterns, noise, lighting or existing rear yard.

3. The proposed Third Floor Level Addition will be an enhancement to the existing group of single family dwelling row structures in this R-5-B Zoning District and is consistent with the general intent and purpose of the Zoning Regulations and Map which allows a maximum of 60 ft. primary structure height (30+/- ft. proposed) with no limit on the number of stories.

BZA
Case No. 17233
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
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