FORM

Burden of Proof
For Area Variance

Project: Kuck Residence
Location 5144 Cathedral Avenue, NW
Washington, DC 20016
Lot: 21
Square:1439

24 August, 2004

To the Board of Zoning Adjustment:

Mr. and Mrs. Geoff and Sharon Kuck, own an existing one story single family house with approximately 1000 SF of living space. The existing house was built in 1926 and is non-conforming to the DC Zoning Regulations for three reasons:

1. The existing lot is 3730 SF – Zoning for R-1-B requires 5000 SF
2. The existing house is built on the side yard property line not allowing for the required side yard setback
3. The existing house is built without the required 25 foot rear yard setback

Mr. and Mrs. Kuck would like to demolish the existing house and construct a new single family house. We have provided plans, elevations, and 3-d images which illustrate the size, character, and style of their proposed home for your review. The proposed plans allow for the required 8'-0" side yards.

Due to the exceptional narrowness and inherent nature of the geometry of their existing lot, the strict application of the Zoning regulations for the minimum lot size and for the rear yard requirement would result in peculiar and exceptional practical difficulties to the owners. The physical characteristic of the curved Western property lot line makes it difficult for the owners to build a practical house on the site.

In consideration of the proposed construction of the new house, their proposed house will not be a detriment to the public good. The proposed construction of the single family house is consistent with the general intentions of the Zoning Regulations and map. This project will not generate additional vehicular traffic in the neighborhood, nor will it create noise or lighting pollution. The Kuck family has lived in the neighborhood for five years. They know and appreciate the quality of life in the neighborhood and we believe that their proposed house project is consistent with the architecture of the neighborhood and meets the intentions and integrity of the zoning regulations.

Thank you for your time and consideration of this matter.
If you have any questions or concerns, I would be more than happy to discuss this project with you.
Please feel free to contact me directly at 202.210.7850.

Sincerely,

Michael J Cipriani, AIA
FORM Architecture + Design PLLC.
Principal

BZA
Case No. 17245
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17245
EXHIBIT NO. 9