REVISED STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION TO THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FOR SPECIAL EXCEPTION

PURSUANT TO SECTIONS 223.1 and 3104.1 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

3027 Rodman Street, N.W.

(SQUARE 2060, LOT 33)

BZA Case No.

BZA
Case No. 17263
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17263
EXHIBIT NO. 3

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INTRODUCTION

This is a Statement of Explanation and Reasons supporting the application of Cynthia Ferranto, (hereinafter "Applicant") who wishes to build a two-story rear addition in Cleveland Park in an R-2 Zone District. A special exception is needed under Section 223.1 to permit extension of a 3.6' side yard.

The building, a pre-1958 structure, was build with side yards of 5 feet on the West and 3.6' on the East. No variance or special exception is needed from Section 2001.1, since the non-conforming side yard is being extended but not increased.

DESCRIPTION OF THE APPLICANT

The Applicant has lived in the District for 10 years, purchasing the house 5 years ago.

THE SUBJECT PROPERTY

A. Location and Description of the Property

The property which is the subject of this Application is located at 3027 Rodman Street, N.W., Square 2060, Lot 33. It is a one-story single-family dwelling with cellar dwarfed by three and four-story structures on either side.

B. Area Surrounding the Property

The Property is on the North side of Rodman Street, N.W. To the North is the Melvin Hazen Park. The neighborhood is mostly residential with a mix of single-family and multifamily dwellings. Half a block to the East is Connecticut Avenue characterized by R-5-D apartment uses.

C. Zoning History and Use History

The area is zoned R-2. The property is subject to the Zoning regulations generally applicable to buildings in the R-2 Zone District. The house was built as a single-family dwelling.

REASONS IN SUPPORT OF THE APPLICATION FOR A SPECIAL EXCEPTION

A. No Adverse Effects

Neighbors are supportive of the change requested here. First, the adjacent houses are much larger (three stories on the East and four stories on the West). Secondly, they both have substantial rear additions. Thirdly, the lots are longer than required in that district, leaving considerable rear yards. So the effect on neighboring houses is

anticipated to be minimal if at all. All the neighbors contacted, including the two adjacent neighbors, have seen the applicant's plans and signed a petition in support.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

A. Appropriate Residential Use

This single family house meets the objectives of the R-2 District.

The Comprehensive Plan seeks to "Protect existing residential neighborhoods and enhance their qualities." §1409.2 (b) Furthermore, it calls on government to "maintain and expand the existing housing stock… §1409.2(k)

CONCLUSION

The Applicant should be granted a special exception to construct the addition described above. Such a use will be in harmony with the purpose and intent of the Zoning Regulations.

Respectfully submitted,



Stephen N. Gell, Esq.