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STATEMENT IN SUPPORT OF
BOARD OF ZONING ADJUSTMENT
APPLICATION CASE NO. _____

RE: 1542 1st STREET NW
LOT 0199 IN SQUARE 0552

SUBMITTED BY ROBIN EPSTEIN, APPLICANT
DECEMBER 17, 2004

The existing improvements to this property consist of a 2-story single-family row house situate on 1,100 square feet of land. The Applicant is seeking permission to construct a 2-story addition in the rear of the property. The proposed addition will accommodate an expanded kitchen on the first floor and an expanded bedroom and bathroom on the second floor.

The Office of the Zoning Administrator has reviewed the proposed construction plans and has referred the Applicant to the Board of Zoning Adjustment to seek approval for a "special exception pursuant from Section 223.1 for addition to an existing single family row dwelling structure in the R-4 residential district. (Section 3104.1)"

Until recently, the subject property had an enclosed one-story porch that projected 5 feet deep from the rear of the building and extended 20 feet wide - the width of the existing house. The adjacent house at 1544 1st Street NW and the next neighbor to the north at 1546 1st Street NW each have similarly dimensioned porches as well.

The rear of the subject property and each of the neighboring adjacent houses face due west. The proposed addition will not adversely affect the amount of light available to the neighboring properties since each will continue to enjoy direct afternoon sunlight without any obstruction or shadow. Similarly the proposed addition will not adversely affect or restrict the flow of air available to the neighboring properties because their rear windows and porches will remain exposed and unobstructed.

In a like manner, the privacy of use and enjoyment of the neighboring properties will not be unduly compromised since the proposed addition will only have west facing windows looking out upon the rear yard as do all of the neighboring properties. The addition will not have windows on the sides, thereby ensuring the privacy of the adjacent properties.

As viewed from the rear, the proposed addition will not substantially visually intrude upon the character, scale and pattern of houses on the block. The Applicant believes that the proposed addition represents an enhancement that will be visually pleasing, unobtrusive and in all respects consistent with the character of the neighborhood.

BZA
Case No. 17287
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17287
EXHIBIT NO. 3

As per the Notes and Computations prepared by the Office of the Zoning Administrator, the lot occupancy of the dwelling together with the proposed addition will come to 69.54%. This figure complies with the requirement of Section 223.3 which requires a lot occupancy that does not exceed 70% in the R-4 District. The rear yard setback requirement is 20 feet. The proposed addition would reduce the rear yard setback to 12.5 feet, a standard which has been approved by the Board of Zoning Adjustment in several other similar applications. (See, for example, case no. 17203 approved by summary order at a public hearing on September 14, 2004.)

Lastly, the Applicant confirms that the use of the property will not change. The property will continue to be used as a single-family dwelling, such use being consistent with the general intent and purpose of the Zoning Regulations and Map and not adversely affecting the use of any neighboring property.