4D. STATEMENT OF BASIS FOR ACTION SOUGHT

This request will be consistent with the general intent and purpose of the zoning regulations. Our property, a two-unit flat, will remain so, but be upgraded and improved by the addition of a roof deck (The only outdoor space available to the second story flat.) Because the original structure (built in 1900) is already over the maximum allowed lot occupancy, roof access can only be made through a penthouse over the existing structure. No added usable floor area or intensity of use is proposed. There is no adverse zoning effect or precedent set by this proposal; this project will improve the use and stability of the property. It is one of a continuous row of twelve , two story, two unit flats. Others in the row might benefit by similar projects.

To the west, the proposed stair penthouse and roof deck is across a 5 foot wide alley from the rear yards of properties facing 5th St. NW, and will not block anyone's light or ventilation.

Addressing Section 223.2 specifically, the privacy, use and enjoyment of neighboring properties will not be compromised by this proposal. There is another roof deck and several second floor decks on this block. The penthouse and deck are set to the rear of the roof and will only be partially visible from Warner St. by looking southeast in the gap between our building and the rear of buildings facing 5th St. NW. (See photo). The rail and penthouse will be painted the color of the brick wall below to blend in; the west face of the penthouse is set in from the brick wall, keeping the slope of the parapet wall uninterrupted.

But looking directly across Warner St. from our property, the structure will not be visible (see Drawing no. 5), nor will it be visible from any vantage point further east on the street.

We do not believe our proposal will substantially intrude on the character, scale and pattern of houses where visible from the street frontage.

Addressing 411.11 specifically, the narrowness of our lot (16.75') ad the most practical and reasonable stair location on the second floor (giving us maximum usable floor space), requires an exception to the setback requirements (400.7) for our stairway penthouse on the east and west property lines.

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Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 7