Detailed Statement

Application of Kevin R. West, pursuant to 11 DCMR section 3103.2, for a variance to allow an addition to a single-family dwelling row structure not meeting the lot occupancy requirements (403.2) and the rear yard setback requirements (404.1) in the R-4 District at premises 1535 A St SE (Square 1072, Lot 810).

Statement.

I propose to build an addition on the rear of my home. I request a variance from the lot occupancy requirements (403.2) and the rear setback requirements (404.1). My case meets the three main tests as follows:

(1) The physical characteristics of the property: Lot 810 of Square 1072 is an exceptionally small lot. It is 1/3 the size of a standard lot in the R-4 District. The lot is approximately 12 feet wide by 55 feet deep. Additionally, the lot to the west has encroached onto my lot, narrowing the lot to approximately 10 feet about halfway back.

I intend to live in this house with my wife. I would like to raise a family here. Given the high price of real estate in the district, this house is probably the only reasonable place I can make a home in the district. I need more space to raise a family. I am only asking for 74%, only 4% over the Special Exception limit written into 3104.1.

(2) The granting of this variance will not be of substantial detriment to the public good. The house will remain a single family dwelling. There will be no additional traffic (I don't even own a car), noise, or lighting.

(3) Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The proposed addition is consistent with the general intent and purpose of the zoning regulations and map. The R-4 Zoning District consists mostly of residential uses. The proposed addition does not change the use of the property. It remains a single-family row dwelling.

Effects on the Use of Adjacent Properties.

There are three adjacent properties, 1533 A St SE to the west, 1537 A St SE to the East, and 133 16th St SE to the south.

a. The addition will not unduly affect the light and air available to any of these properties for the following reasons:

- Because the profile of the addition matches the house at 1537 A St SE to the East (see attachment 1) and matches the house at 1531 A St SE to the West (see attachment 2), any impact on sun light or air moving across the rear of the properties, will be minimal.

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b. The addition will not unduly compromise the privacy of use and enjoyment of these neighboring properties for the following reasons:

- The profile of the addition matches many of the neighboring houses, as described in paragraph a, above;
- There will be no windows on the west side of the addition to overlook the rear yard of 1533 A St SE;
- While the addition will have second floor windows facing the back yard of 133 16th St SE, my present house currently has a window facing that back yard; therefore, there is no substantial change;

4. Effect on the Character, Scale and Pattern of the Neighborhood.

The addition will not substantially visually intrude upon the character, scale, and pattern of houses when viewed from the alley as it will match in character and scale of the houses on both sides. The addition will not be visible from A St SE or 16th St SE.

Kevin R. West

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Attachment 1

Zoning application for Kevin R. West
1535 A St SE

House to East from Back Yard (1537 A St SE)

My proposed addition will extend to the end of the second floor masonry addition pictured here.



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Attachment 2

Zoning application for Kevin R. West
1535 A St SE

Looking West from Back Yard (1531 A St SE)

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