



ideas that work

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Statement of Existing and Intended Use

This Application is submitted on behalf of Kerry Reichs (the "Applicant"), the owner of the property located at 1716 Hobart Street NW (Square 2588, Lot 0015) (the "Property"). The Applicant is seeking area variance relief pursuant to 11 DCMR §3103.2, from the requirements regarding nonconforming structures (§2001.3).

The Property is zoned R-4 and is currently improved with a two-story row dwelling (the "Residence"). The Property is currently used as a single-family dwelling. The use will remain unchanged as a result of this application.

Pursuant to Section 2001.3, enlargements or additions to nonconforming structures are permitted, so long as the structure conforms to lot occupancy requirements. Because the existing lot is non-conforming with respect to lot occupancy, the Applicant is seeking area variance relief from Section 2001.3 to allow for the construction of a partial third-story addition. The proposed addition will not result in any changes to the existing building footprint and the lot occupancy will remain unchanged by the proposed construction. The proposed addition will conform to all relevant regulations of the R-4 District.

To accommodate the demands of a growing family, the Applicant is proposing several modifications that are intended to modernize and improve the efficiencies of the existing structure. The Applicant is proposing to increase the three bedroom, three bathroom residence (including one bedroom and one bathroom in the basement, which will remain) to a four bedroom, three and a half bathroom home to accommodate her growing family (which now includes herself and her two children), and future live-in home care provider. Along with interior renovations, the existing two-story rear addition will be demolished and reconstructed to allow for the construction of a partial third-story addition above. The addition will simply allow for interior space that is better suited to the needs of the Applicant and will continue to serve as the primary residence for the Applicant and her family.