

To: DCRA and Board Zoning Administration
Re: 1739 Harvard St. N.W, Washington DC, 20009

Subject: Statement of Existing and Intended Use

Adam J. Ross and Peng Wu are the owners of the property located at 1739 Harvard St. N.W, Washington DC. They have retained our office to provide architectural services and we have measured the existing conditions and produced the drawings that are to be reviewed.

The existing structure is a three-story, single-family dwelling. The building sits in a hill where it is three-stories as defined from the front yard, but only two stories exposed at the rear. At the lower (entry) level, there is a foyer, open area, bathroom, and laundry / mechanical room. The second floor, which is at grade from the rear yard, is their main living space, which contains the kitchen and dining area (but no living room area). The third floor has two bedrooms and one bathroom.

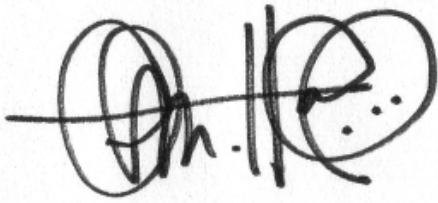
Our clients approached us to construct a two-story addition in the rear yard preserving the single-family-dwelling use. They wanted the addition to add a modest family room on the 2nd floor (at grade level as viewed from the rear yard), and a bedroom at the third floor (second floor as viewed from the rear yard), to accommodate their growing family. They were specifically not interested in maximizing their lot occupancy, but rather only constructing an addition to meet their missing needs. Adam and Peng requested the addition only be large enough to accommodate their furniture needs (family room area at the second floor and bedroom on the third floor), and as such wanted the third floor part of the two story addition designed to set back an additional two feet (2 ft.) from the first floor addition to create architectural relief to the addition, and soften the rear elevation. The height of this addition does not exceed the existing roof height.

No windows will face adjacent neighbors. The rear at-grade (second floor) addition was limited to fourteen feet (14 ft.) to only what the Applicant needed for the missing function of a living space on that level. The third floor set-back addition, which is twelve feet (12 ft.) was dimensioned to

accommodate a bed only and will be constructed as a green roof to further soften the visual aspects of the addition from the exterior.

The existing lot occupancy is 22% and the new lot occupancy with the proposed addition is 34.4%. Outside of the Special Exception requirements of Subtitle E § 205.4 and 205.5, there are no non-conforming or other non-compliant conditions as part of this submittal. The proposed height of the addition will not exceed the existing structure's height, or the adjacent properties' heights and is not visible from the street. The existing structure height is compliant with existing zoning requirements.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Hall", with a stylized flourish extending to the right.

Michael Wm. Hall, AIA / Partner
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May 16, 2017