

Statement of Reasons in Support of Application of Patrick O'Rourke for a Variance to Permit the Addition of an Enclosed Rear Porch at 13 7th St. SE

Statement of Intended Use

13 7th St. SE is a two story with basement townhouse, constructed circa 1900. The property includes a rear carriage house facing the alley to the west. 1639 Potomac Ave. SE The current and intended use of the building is single family residential.

The owners wish to construct a screened rear porch in the open courtyard adjacent to the existing kitchen. The addition will be 7'-6" x 8'-6" (63.75 sq. ft.). It will not extend beyond the existing kitchen to the north and will extend 12" beyond the neighboring property to the south. The south wall will be 1 hour fire rated and offset 12" from the property line. The current lot coverage is 1278.3 sq. ft. (66.5%), the addition will bring the lot coverage to 1342 sq. ft. (69.9%)

This application seeks a Special Exception pursuant to DCMR Section 11-E5201.4, for relief from the lot occupancy requirements Section 11-E304.1

Burden of Proof

The proposed project will comply with and satisfy the requirements of Section 11 E5201.4, of the Zoning Regulations. It will not have an adverse affect on the use or enjoyment of any abutting neighbor or adjacent dwelling or property as indicated below.

A. The addition will not unduly affect the light and air available to neighboring properties. Because of its location on the property, it does not extend beyond the rear of the property to the north, and extends beyond the property to the south by one foot.

B. Again because of its location, it does not compromise the privacy of use and enjoyment and of neighboring properties.

3. The addition will not be visible from any street, alley or public way and is in keeping with the residential character of the neighborhood.

The project has been reviewed by Historic Preservation with no objection.