

**Statement of Existing and Intended Use
Request for Special Exception Approval
5182 Fulton Street NW**

This Application is submitted on behalf of Bradley Halligan (the “Applicant”), the owner of the property located at 5182 Fulton Street, NW (Square 1419, Lot 0838) (the “Property”). The Applicant is seeking Special Exception approval pursuant to Subtitle D §§ 206.2, 206.7 and 5201 of the Zoning Regulations to allow for the construction of a rear addition to an existing, single-family, semi-detached dwelling. The requested relief is driven by the fact that the Property is improved with a semi-detached dwelling, but located within a predominately detached zone. Specifically, the Applicant is seeking Special Exception relief from the side yard requirements to allow the Property to retain a zero-foot setback along the “attached” property boundary, as is customary for semi-detached structures. The proposed addition will not impair the purpose or intent of the R-1-B Zone or have any adverse impacts on the surrounding community.

The Property is zoned R-1-B (“Residential House”) and is currently improved with a two-story single-family, semi-detached dwelling. The use will remain unchanged as a result of this Application.

The Applicant is proposing several modifications that are intended to modernize and improve the efficiencies of the existing structure. Specifically, the Applicant is proposing to construct a two-story (plus basement) rear addition to the existing semi-detached dwelling. The proposed addition will not change the nature or intensity of the existing house on the Property – The Property will continue to be used for single-family residential use, as recommended by the General Plan. No additional bedrooms are proposed. The proposed rear addition will simply allow for interior space that is better suited and able to accommodate the Applicant’s needs, especially in light of the additional demands placed on one’s personal residence as a result of COVID-19, and will further enable the Applicant’s care of his aging father and relatives.