

Statement of Existing and Intended Use
Application of Special Exception
Sarah Riley and Trevor Keck
1330 Kalmia Road NW
Square 2773, Lot 0019

On behalf of Sarah Riley and Trevor Keck (the “Applicants”), the owners of the property located at 1330 Kalmia Road, NW (Square 2773, Lot 0019) (the “Property”), we are submitting this request for Special Exception relief from Subtitle D § 5003.1, pursuant to Subtitle D § 5201.2 of the Zoning Regulations to allow for the construction of an accessory structure. Specifically, the Applicants are seeking a Special Exception to allow for the construction of an accessory building that exceeds the maximum building area by 150 square feet (*i.e.* 600 square feet proposed, as compared to 450 square feet allowed by-right). The accessory building complies with all other development standards. The proposed construction will not have any adverse impacts on the surrounding community, and no objections have been raised by nearby neighbors, including the immediately adjacent property owners.

The Property is located along Kalmia Road, approximately 300 feet west of its intersection with 13th Street NW, in the R-1B zoning district. The Property has a net lot area of approximately 5,125 square feet and is currently improved with an approximately 1,831 square foot, two-story, single-family detached dwelling that was built circa 1929 and a 181 square foot accessory building, currently used as a garage. The Applicants are proposing to replace the existing garage with an accessory building to accommodate an accessory apartment for their parents/in laws who are looking to downsize and relocate to Washington, D.C. to be closer to family. The accessory building has been designed as a single-story (as opposed to two-stories) to avoid the need for stairs, to ensure their parents/in-laws can age in place. This single-story design is what is driving the need for the Special Exception relief.