

Statement of Existing and Intended Use – 1729 Lamont Street NW (Square 2607, Lot 12)

This statement is submitted by Onur Ozlu (the “Applicant”), the owner of 1729 Lamont Street NW (the “Property”), (Square 2607, Lot 12). The Property is a semi-attached 2-unit flat in Mount Pleasant. It will continue to be used as a 2-unit flat. The Applicant seeks a special exception to add a rear single-story addition and single-story garage for the use & enjoyment of the Applicant. The proposed rear addition would not comply with Title 11 (1) the “10-foot rule” requirement of Subtitle E § 207.4, and the garage along with the addition would not comply with (2) lot occupancy requirement of Subtitle E § 210.1 and (3) rear yard requirement of Subtitle E § 207.1, and (4) requires a special exception as per Subtitle E § 5201.1 and Subtitle X § 901.2.

The home is intended for occupancy by the owners. The proposed rear addition would increase the functionality of the kitchen and rear entrance, replacing an existing structurally unsound addition.

The garage will provide shelter and security for a vehicle, bicycles, and other recreational/gardening equipment, its massing and frontage on the public alley consistent with nearby homes on the block and neighborhood, including the adjacent neighbor.