

# Statement of Intended Use

**Property Address:** 4610 Verplank Place NW  
**Washington, DC 20016**  
**Zone District:** R-1-B  
**Existing Use:** Single-Family Detached Dwelling

---

## 1. Existing Conditions

The subject property is improved with a detached, single-family residential dwelling located within the R-1-B zone district. The home is owner-occupied and has been used continuously as a single-family residence.

The lot configuration and existing structure create dimensional limitations that affect the ability to expand the home in a manner consistent with modern living standards while maintaining the residential use of the property.

---

## 2. Proposed Work and Intended Use

The Applicant proposes to construct a rear addition to the existing single-family home. The addition is intended to provide expanded living space for the occupants and to allow the homeowners to more fully enjoy and functionally utilize their property.

There is **no change in use** proposed. The property will remain a single-family detached dwelling, which is a permitted matter-of-right use within the R-1-B zone district.

The proposed addition is modest in scale and is designed to be compatible with the character, scale, and massing of surrounding homes in the neighborhood.

---

## 3. Variance Relief Requested

Due to the existing footprint and lot configuration, strict application of the side yard requirements would prevent reasonable expansion of the rear portion of the home. The requested relief is limited in scope and represents the minimum necessary to allow the proposed improvement.

---

## **4. Practical Difficulty**

The property's existing structure placement and lot dimensions create practical difficulty under the strict application of the side yard requirements. The home's orientation and current building envelope limit expansion opportunities without encroaching into the required side yard setback.

Absent the requested relief, the Applicant would be unable to construct a functional rear addition that reasonably enhances the livability of the home while preserving its single-family character.

The proposed variance is not self-created but arises from the existing lot configuration and the pre-existing placement of the structure.

---

## **5. No Substantial Detriment to the Public Good**

The proposed addition:

- Will not change the single-family residential use.
- Will not increase the number of dwelling units.
- Will remain consistent with the height and scale allowed in the zone.
- Will be designed to maintain neighborhood character.
- Will not create undue light, air, or privacy impacts beyond what is typical for residential development in the R-1-B district.

The relief requested is minimal and will not impair the intent, purpose, or integrity of the DC Zoning Regulations or the R-1-B zone district.