

**Statement of Existing and Intended Uses
Variance Application
Michael Schroeder and Amber Wason
2529 I Street NW**

On behalf of Michael Schroeder and Amber Wason (collectively, the “Applicants”), the owners of the property located at 2529 I Street NW (Square 0016, Lot 0871) (the “Property”), we are submitting this request for Variance relief from Subtitle D § 203.2 under Subtitle X § 1002.1 of the Zoning Regulations. Specifically, the Applicant is seeking relief to allow for the construction of a fourth-story addition to the existing single-family row dwelling, to accommodate a third level of habitable space. This relief is required to address the exceptional topographic conditions of the Property, which results in the classification of the ground floor as a “story”, despite the fact that the ground floor is unfit for habitable space (due to lack of code required egress). As such the proposed fourth floor addition exceeds the maximum number of stories allowed in the R-3 zone (*i.e.* three stories), although the proposed building height will remain below the otherwise allowed maximum building height in the zone (*i.e.* 40 feet). The proposed construction will not have any adverse impacts on the surrounding community, and no objections have been raised by nearby neighbors. In fact, the immediately adjacent property owner has expressed support for the application. Additionally, the Historic Preservation Review Board voted to approve the proposed Project.

The Property is located along I Street NW, approximately 40 feet east of its intersection with 26th Street NW, in the R-3/FB zoning district. The Property is also located within the Foggy Bottom Historic District. The Property has a sub-standard net lot area of approximately 1,140 square feet (compared to the 2,000 square feet minimum lot size required for row dwellings in the R-3 zone) and is currently improved with an approximately 1,632 square foot, three-story row dwelling.

No change is proposed to the exiting, single-family use of the Property. Rather, to accommodate the demands of a growing family, the Applicants are proposing to construct a fourth-floor addition to the existing building. The Applicants have resided in the existing row dwelling for the past five years and desire to remain. However, as their family expands, they have quickly outgrown the current space. The existing house has only two-bedrooms. Therefore, to create an appropriately family-sized home, the Applicants are seeking to construct a third-bedroom through a vertical addition.