

Statement of Reasons in Support of Application of Patrick O'Rourke for a Variance to Permit the Addition of an Enclosed Rear Porch at 13 7th St. SE

Statement of Intended Use

13 7th St. SE is a two story with basement townhouse, constructed circa 1900. The property includes a rear carriage house facing the alley to the west. 1639 Potomac Ave. SE The current and intended use of the building is single family residential.

The owners wish to construct a screened rear porch in the open courtyard adjacent to the existing kitchen. The addition will be 7'-11" xx 12'-11" (102.3 sq. ft.). It will not extend beyond the existing kitchen to the north and will extend 12" beyond the neighboring property to the south. The south wall will be 1 hour fire rated and offset 12" from the property line. The current lot coverage is 1279 sq. ft. (66.5%), the addition will bring the lot coverage to 1380.6 sq. ft. (72%)

This application seeks a Variance pursuant to 11 DCMR Subtitle X-1001.1, for relief from the lot occupancy requirements of Subtitle U-304.1.

Burden of Proof

The proposed project will comply with and satisfy the requirements of 11 DCMR Subtitle X, of the Zoning Regulations. It will not have a substantially adverse affect on the use or enjoyment of any abutting neighbor or adjacent dwelling or property as indicated below.

- 1.** The family wishes to create a protected outdoor space in an area of their property which will be least obtrusive to any neighbor, and not visible from any public space.
- 2.** The addition will not visually intrude on or block the light or air available to any neighbor or public space. The conditions of privacy of use and enjoyment of the neighbors will be virtually unchanged.
- 3.** The addition is in keeping with the residential character of the neighborhood and similar to other structures in the neighborhood.