

Statement of Reasons in Support of Application of James Trainum for a Special Exception to Permit a Rear Addition at 1639 Potomac Avenue SE

Statement of Intended Use

1639 Potomac Ave. SE is a two masonry row structure constructed circa 1904. The current and intended use of the building is single family residential.

The owners wish to remove an existing one story enclosed rear porch and construct a new two story frame addition within the footprint of the original. The addition will extend from the existing 7'-10 1/2" to the southeast and be 8'-0" wide with a height of 20'-6". The addition will consist of a new utility space and entry adjacent to the existing kitchen on the first floor and a studio space adjacent to an existing office on the second floor. The lot area is 784.8 sq.ft. The current total building area is 487.8 sq.ft. (coverage is 62%). The proposed building area and coverage will be the same. The addition will not extend beyond the residence to the northeast and will extend 7'-10 1/2" beyond the building to the southwest. In that the alley (and property line) to the rear of the lot is at an angle to the lot, the rear yard setback varies from 14.4' to 18.9'.

This application seeks a Special Exception pursuant to 11 DCMR Subtitle X, Chapter 9, for relief from the lot occupancy requirements of Subtitle E § 304, and the rear yard requirements of Subtitle E § 306.

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 light and air available to the neighboring properties shall not be unduly affected.

The addition will not extend beyond the rear wall of the neighbor to the northeast. In that the addition will occupy the same footprint of the existing one story enclosed porch, the new two story addition will not significantly diminish the existing light and air available to their backyard.

2. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

The conditions of privacy of use and enjoyment of the neighbors will be virtually unchanged.

3. The addition, together with the original building, as viewed from the street or any public way shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

The addition will not be visible from the Potomac Ave. frontage. As viewed from the public alley to the rear and from 17th St. SE to the east, will not substantially visually intrude upon the character, scale and pattern of houses along the alley.