

**Statement of the Applicant
Request for Special Exception Approval
4925 41st Street, NW**

I. Introduction.

Peter and Ann Marie Mehlert ("Applicant") are the property owners of 4925 41st Street, NW (Square 1757, Lot 0017) (the "Property") and are requesting special exception approval under the Zoning Regulations to extend the front porch, which currently is only in the center of the front wall of the house full width of the front of the house. It will not extend beyond the footprint of the house. Such extension will permit the front door, which is currently centered to be moved to the right side of the front of the house allowing the interior space to function more efficiently. A special exception is need because the lot occupancy (building area/lot area) will increase by .03 percent to from 43% to 46%.

The Property is located in the R-1-B zoning district, which absent special exception permits a maximum lot occupancy of 40%, without a special exception. Accordingly the Applicant request special exception approval pursuant to DCMR 11- 223 for relief from maximum lot occupancy under DCMR 11-403.2

II. Description of Property

The Property is located at 4925 41st Street NW and is the R-1-B zone district and is a detached single family dwelling built in 1925. Abutting the property to the north is a public alley, which is used for vehicular access to the rear of the Property as well as other properties that abut this alley. To the south and east of the Property are single family detached homes.

The extension of the front porch will extend the porch the full width of the front wall of the home. Currently the porch is centered on the front wall and is approximately 8 feet wide. The proposed construction will extend the porch approximately 7 ½ feet on each side. The proposed extension will not extend beyond the existing front wall of the home nor extend further into the front yard than the already existing porch (See Attachment A).

The Applicant is proposing a design consistent with the existing architecture of the house. As a result, the addition will be compatible with the existing structure and the houses immediately surrounding the Property. In addition, the front and side yard setbacks will not change.

There are numerous houses with full width porches throughout the neighborhood. The construction on the extended porch on the Property will not be inconsistent with other homes in the neighborhood.

The Special Exception Request Meets the General Special Exception Requirements of Section 3104.1

The proposed addition is consistent with the general intent and purpose of the Zoning Regulations and Zoning Map. The R-1-B Zone is intended as a zone for one-family and semi-detached houses. The proposed addition will not change the nature of the existing house on the Property; the addition will simply allow for interior space that is better suited to the needs of the Applicant's family. Currently the front door opens into the middle of the Applicant's living/family room. By extending the porch and relocating the front door to the right of the front of the house, the interior rooms will function at a much higher level.

The proposed addition will not affect the use of the neighboring properties. The existing setbacks, while greater than the setbacks permitted under the zoning code were grandfathered and have been previously approved. Importantly, we have shared the proposed plans and elevations with the adjacent neighbors to the south (4914 41st St) and to the west (4917 41st St). They have all indicated that they are supportive of the addition, as evidenced by the attached emails ([Attachment B](#)). The scope of the extension will, not adversely affected neighboring properties.

The proposed Special Exception meetings the specific requirements of Zoning Regulation 223.2 for zoning relief for single-family dwellings

In addition, pursuant to Zoning Regulation 223.2 the porch extension will not have a substantial adverse affect on the use or enjoyment of any abutting property, with respect to the following:

1. The light and air available to the neighboring property will not be unduly affected.

The light and air available to the neighboring properties will not be unduly affected. The proposed porch extension does not extend further into the front or side yards than the existing house. Also, the proposed extension will not be enclosed, although the existing roof line will be extended, the sides of the porch will remain open with railings for safeguards. Since the proposed extension is in the front of the house, neighbors to the east are not affected since only the rear yards abut. Also, neighbors to the north will not be affected since an alley separates the Property from the neighbors to the north with their backyards abutting that alley. The neighbor to the east, who has approved the extension, will not be affected since their site lines will remain the same.

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

The privacy and use and enjoyment of the neighboring properties will not be unduly compromised. Again, the proposed porch extension does not extend further into the rear or side yards than the existing house.

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

As indicated by the elevations and photos submitted as part of the application, the addition as viewed from the street and alley will not substantially visually intrude upon the character, scale and pattern along the subject street frontage. The porch extension will be in character with the existing porch and architecturally, the addition is will be in keeping with the style of the Applicant's house, which is comparable to the style of the other dwellings located along the alley. Further, the porch extension will not extend any further into the rear or side yards than the existing subject house.

4. In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

The Applicant has included as part of their application plans, photographs and elevations to demonstrate that the proposed addition is compatible with the surrounding area.

5. **Section 223.3** *"The lot occupancy of all new and existing structures on the lot shall not exceed 50% in the R-1 and R-2 Districts ..."*

The existing lot occupancy is 43% and the proposed lot occupancy is 46%

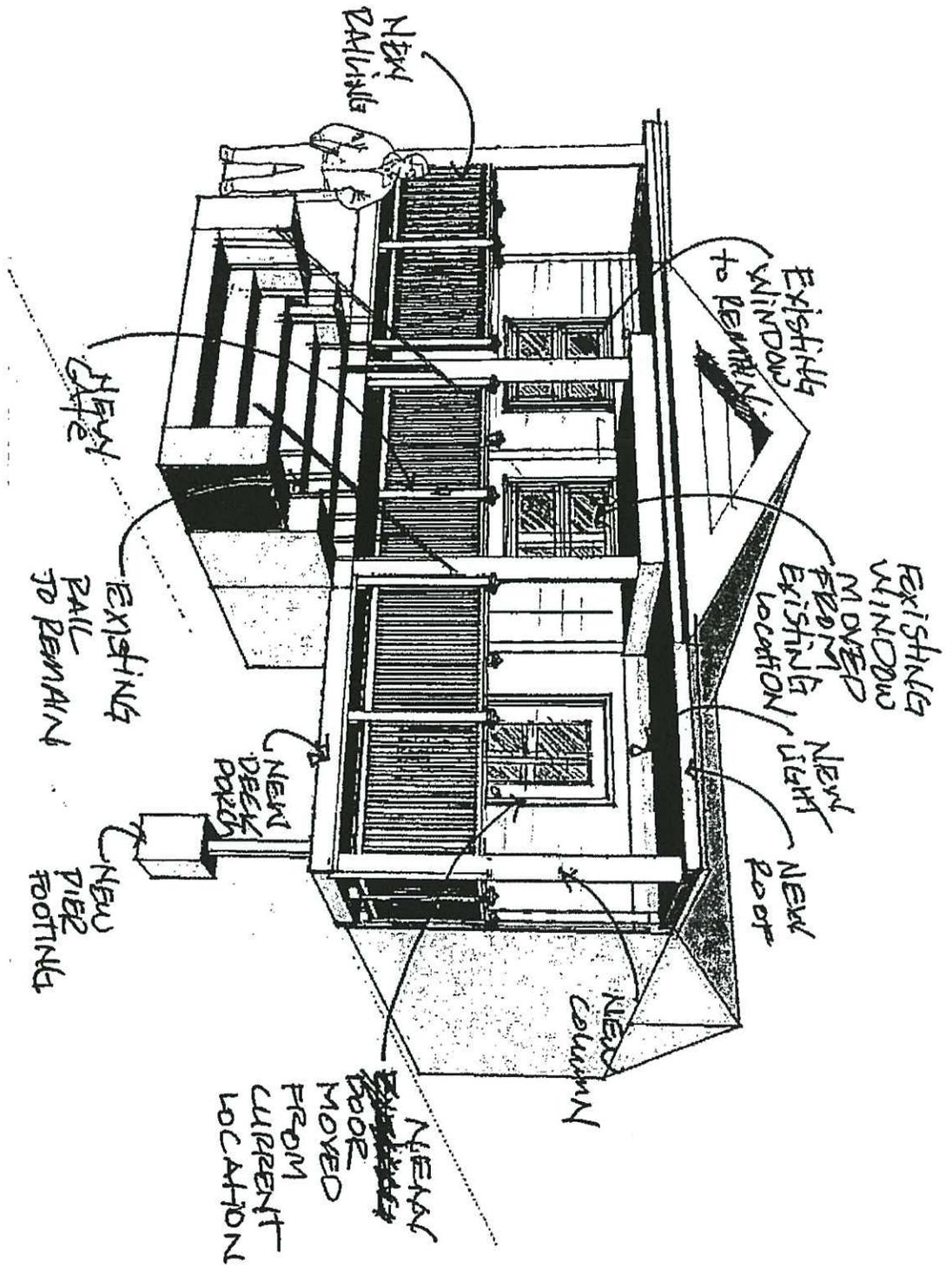
For the reasons set forth below, we respectfully request the Board of Zoning Adjustment's approval of the requested special exception.

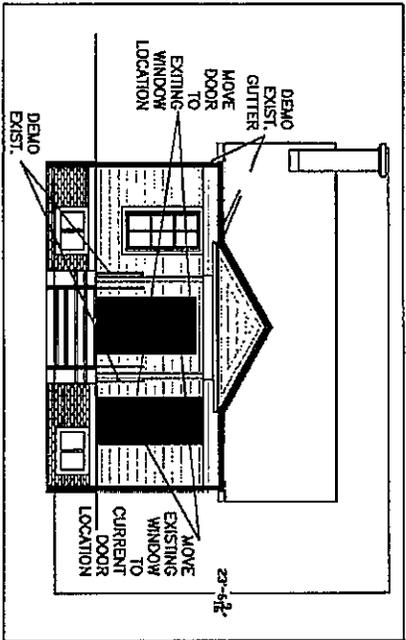
Respectfully submitted,

Ann Marie Mehlert

Peter Mehlert

Attachment A

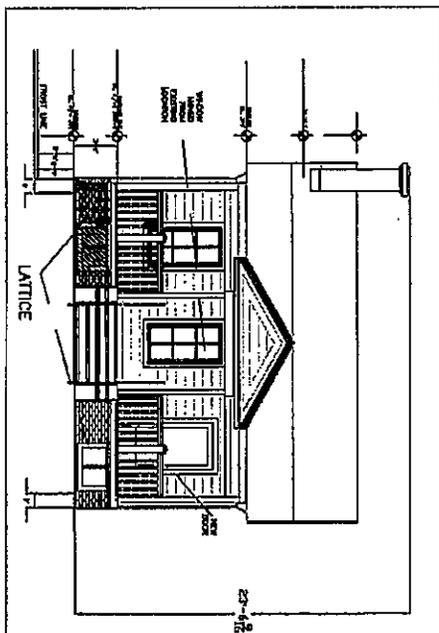




1
SHEET

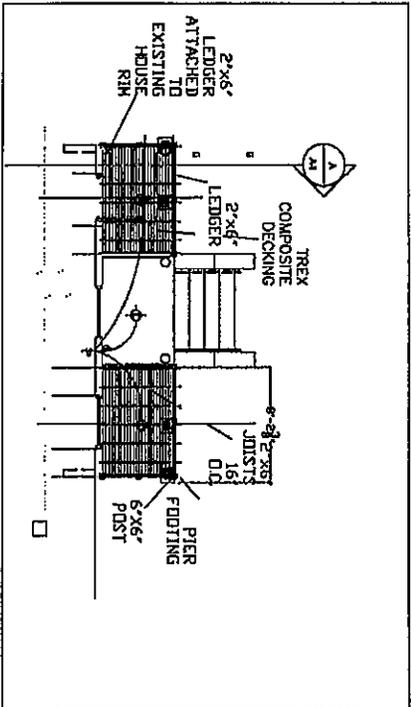
Demolition

Scale: 1/8" = 1'-0"



Proposed Elevation

Scale: 1/8" = 1'-0"



2
AS

Porch Framing Plan

Scale: 1/8" = 1'-0"

Project Name and Address 305 NIDA 401 CAROLAN GUEST DRIVE WOODRIDGE, WISCONSIN	
Architect/Residence 4725 148 STREET, NW WASHINGTON, DC	
Date 10/21/2015	Sheet No. A2

4725 148 St. proposed driveway and deck. 10/21/2015

Attachment B

Mehlert, Ann Marie

From: Tom McKain [tlmckain@verizon.net]
Sent: Monday, October 19, 2015 12:29 PM
To: Mehlert, Ann Marie; pmehlert@gmail.com
Subject: RE: Porch Extension

Ann Marie and Pete,

We both think your plans for enlarging your front porch are terrific, and that the result will be an enhancement to the neighborhood. Since we're your only near neighbors the change won't impact others the way it will us, but knowing our other neighbors, we're confident they'll be pleased too. Thanks for giving us a heads-up about your plans!

Tom McKain (for Jim Derstine also)

From: Mehlert, Ann Marie [mailto:ammehlert@lercheearly.com]
Sent: Monday, October 19, 2015 9:44 AM
To: tlmckain@verizon.net; jrderstine@verizon.net
Subject: FW: Porch Extension

Tom and Jim -- I hope all is well. We are finally getting around to extending the front porch the full width of the house. We are primarily doing this to move the front door to the right front (looking at the house from the street) of the house. Currently the front door opens up into the middle of the living room making it difficult to use the entire room. We are hoping by relocating the front door, the interior rooms will function much better.

Since our lot coverage will change (DC includes unenclosed porches in lot coverage percentages) by 3%, we need to obtain a special exception from the Board of Zoning Appeals.

We hope to file our application this week.

In connection with the application, we are hoping that you could write an email to Pete and I that we could include with the application supporting the extension or at least indicating that you have no objection. I have attached, for your review, a couple of drawings from our architect that shows what the full porch would look like. Although not shown on all the drawings, we will be putting lattice around the bottom of the porch. We think it will be a nice extension. It will not extend any further into the front yard than the current porch or any further into the side yards than the house.

Please let me know if you have any questions or concerns.

Thanks and best regards,
Ann Marie

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Ann Marie Mehlert - Attorney
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Toll Free: (800) 264-8906

Mehlert, Ann Marie

From: Kelly Gauger [kellygauger@hotmail.com]
Sent: Friday, October 30, 2015 2:57 PM
To: Mehlert, Ann Marie; rexonryu@gmail.com
Subject: Porch extension

Pete -

We have no objection to the porch extension you have planned for your home.

Regards, Kelly Gauger
4914 41st Street, NW
202-329-5788