

June 4, 2019

Frederick Hill, Chairperson
Board of Zoning Adjustment
441 4th Street NW Suite 210S
Washington, DC 20001

**RE: BZA Application for 4672 A Street SE
Square 5349, Lot 0030, Zone R-2 – Application for Relief of 11 Subtitle D,
Chapter 3, Section 306.3 and 306.4**

Dear Chairperson Hill and Members of the Board:

Please accept for filing the enclosed application of Korey A. Marable (the “Applicant”). I, Korey A. Marable requests a Special Exception review pursuant to 11 DCMR Subtitle X, Chapter 9. I am requesting relief from Title 11, Subtitle D, Chapter 3, Section 306.3 and 306.4 Rear Yard.

The application package includes the following materials:

1. BZA Form 120, Application for Special Exception
2. BZA Form 126, Fee Calculator
3. Zoning Map
4. Photographs of the Property
5. Burden of Proof Statement & Existing and Intended Use
6. Architectural Plans & Surveyor Plat showing the existing structure on the Property
7. Statement of Community Outreach
 - A statement of the efforts that have been made to apprise the affected ANC and other individuals and community groups concerning the application, if any; and
8. Certificate of Service upon the Office of Planning and the affected Advisory Neighborhood Commission
9. List of names and mailing addresses of owners of all property within 200 feet of the boundaries of the Property

This application is complete and acceptable for filing, and I request that the Board schedule a public hearing for the application as soon as possible. If you have any questions please do not hesitate to contact me at korey.marable@gmail.com or at (614) 678-4602.

Thank you for your attention to this application.

Sincerely,

Korey A. Marable

Korey A. Marable

Board of Zoning Adjustment
District of Columbia
CASE NO.20084
EXHIBIT NO.12

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**BURDEN OF PROOF STATEMENT
EXISTING & INTENDED USE STATEMENT**

I, Korey A. Marable, owner and intended inhabitant of the property located at 4672 A Street, SE, Square 5349, Lot 0030, Zone R-2, hereby apply for a Special Exception review for relief from Title 11, Subtitle D, Chapter 3, Section 306.3 and 306.4 Rear Yard; an addition to a semidetached dwelling on the Property in the R-2 Zone District. This Special Exception is being submitted under the criteria set forth under Subtitle D, Chapter 52, section 5201.

I. Description of the Property and the Addition

The Property is on 2,160 square feet of land area (Lot Size), of which 1,200 square feet represents the current building area. It is bound to the South with a semi-detached dwelling to the North and another to the East with a 16' public street alley to the West of A Street SE. SEE Zoning Map at Attachment 6.

Additionally, the Property is located in the R-2 Zone of the Single Member District (SMD) 7E04 of southeast Washington. The neighborhood is comprised of two story semi-detached homes. The existing home is comprised of a two-story frame of brick and a basement. The addition will add 9 ft., to include a second floor balcony to the rear yard.

II. Existing and Intended Use of Property / Rear Addition

The existing and intended use of the aforementioned property address will be used as my primary place of residence. Specifically, the existing structure and additions will function as living quarters of the residence. This requested addition of the property will extend square footage within the following areas:

- a. Kitchen;
- b. Master bathroom

- c. Additional bathroom
- d. 2 bedrooms/office/basement space;
- e. Laundry closet & storage
- f. and outdoor balcony

All additional square footage will serve as my primary place of residence.

III. The Application Satisfies Special Exception Requirements

Pursuant to Subtitle X § 901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property.

The granting of a special exception in this case “will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely in accordance with the Zoning Regulations and Zoning Maps ...” (11 DCMR Subtitle X § 901.2) as it relates to the following criteria:

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

The light and air to neighboring properties will not be unduly affected as the additional 9 feet remains in harmony with the purpose and intent of the Zoning Regulations and Zoning Maps, and will not adversely affect the adjacent property to west of the Property. The rear wall length matches several residences of the neighborhood. The addition will not adversely affect other neighbors to the north and east as they are separated from the property by a public alley and side yard, respectively.

2. *the privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

The privacy of use and enjoyment of neighboring properties shall not be unduly compromised as the intended construction aligns with the height and width of the original

structure consistent with neighboring properties. The side yard will not be impacted and the addition does not extend into the neighboring properties.

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;*

The rear wall addition is located at the rear of the property therefore will not substantially visually intrude upon the character, scale, and pattern of houses along A Street Southeast. The addition aligns with the previous structure in height and aesthetics.

In conclusion, in addition to the research and communications efforts as mentioned above, I have received endorsement and support from Commissioner T. N. Tate of the ANC SMD 7E04 District of my proposed rear extension and as a new resident. I have also included a letter from my approved lender indicating the extreme loss and default I would undergo should this board reject my relief request. My overall intent is to build a home that I may grow into with a family now and for many years to come. I humbly ask this board's consideration and relief to make my effort of home ownership a reality.

For the reasons stated above, I believe this application meets the requirements for special exception approval and therefore, respectfully requests that the Board grant the requested relief. Thank you for your review and consideration.