



**Burden of Proof
Special Exception Application**

3011 Ordway Street, Northwest

To: Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, NW

From: Emily and Paul Thornell
Owner/Applicants
3011 Ordway Street NW
Washington DC 20008

Date: Aug 17, 2011

**Re: BZA Application for an Addition at 3011 Ordway Street NW
(Square 2076, Lot 76)**

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Emily and Paul Thornell, owners and residents of 3011 Ordway Street NW, hereby apply for a special exception to build a two-story + basement addition on the rear of their existing semi-detached house. The aspects of the proposed project that fall outside the current zoning regulation are as follows:

The proposed construction maintains a lot occupancy lesser than 50%, but more than the 40% allowed for a semi-detached house in the R-2 zoning district.

I Summary

- A. The special exception qualifies under 11 DCMR Section 223 because the lot occupancy does not exceed 50% and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwellings or properties.
- B. The proposed two-story + basement addition will extend 5' beyond the rear of the existing deck. Additionally, the project includes a single-level 7-1/2' wide screened porch to extend 14 additional feet toward the rear of the property.

II Statement of Existing and Intended Use of Addition

The existing use is a single family, semi-detached residence. The intended use is a single family, semi-detached residence with a rear addition.

III Basis for Grant of Special Exception

Section 223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family

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dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

Section 223.1 offers possible relief to an addition to 3011 Ordway St, specifically from 403.2, requirements for lot occupancy.

IV Section 223.2 The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected.

i. The neighboring at 3009 Ordway shares a party wall with the project in question and the addition is to be built along the shared property line.

As this neighbor is to the south, the addition will not block exposure to direct sunlight.

Furthermore, the owners of 3009 have reviewed the plans for project and have provided a written statement expressing their support for the project.

ii. The neighboring house to the north (3013) currently extends 46' farther back toward the rear property line than the house in question. With the proposed addition, 3013 will still extend 20' farther back than 3011 and will have ample access to direct sunlight.

Furthermore, the area of the addition increases the side yard so as to ease the impact its northern neighbor.

(b) The privacy of use and enjoyment of neighboring parties shall not be unduly compromised.

i. There will be no windows along the wall of the addition that stands on the property line, so the privacy of the residents at 3009 will not be adversely affected.

The owners of 3009 have reviewed the plans for the addition in question and have provided a written statement expressing their support for the project.

ii. The neighboring house to the north (3013) currently extends 46' farther back toward the rear property line than the house in question. With the proposed addition, 3013 will still extend 20' farther back than 3011. The proposed addition will not look over onto the deck and outdoor space of 3013.

Furthermore, the area of the addition increases the side yard so as to ease the impact on the northern neighbor.

(c) 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 proposed addition will be partially visible from the rear alley. The view from Ordway St. will be minimal and oblique. The proposed work will replace an existing wood deck with an addition that does not overpower the existing house and retains elements of the original house's materials

Because of the dramatic topography, most of the houses along the ally have constructed decks on high stilts. These decks are unsightly from the alley as one can only see there undersides. The project in question proposes to replace such a deck with an addition

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that engages the landscape at grade. It is our belief that the proposed addition will improve any views from both alleys and the street, while staying subservient to the original building.

- (d) 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.

Along with this application we have included the following items:

1. Photos of the existing house
2. Signatures of support from neighbors for a rear addition
3. Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
4. Official Plat from the DC Office of the Surveyor

Please do not hesitate to contact the authorized agent VW Fowlkes, and owners Emily and Paul Thornell with any questions.

Thank you.

VW Fowlkes

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