

**4602 FESSENDEN STREET, NW
APPLICATION FOR SPECIAL EXCEPTION**

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- A. MEMORANDUM FROM THE ZONING ADMINISTRATOR**
- B. PLAT**
- C. ARCHITECTURAL PLANS AND ELEVATIONS**

See attached

D. EXISTING AND INTENDED USE OF THE STRUCTURE

The existing use of the structure is single-family residential. The intended use of the structure is single-family residential.

The intended use of the two-story structure is a sitting room off the master bedroom on the upper (first floor) level, and a screened porch on the lower (basement) level. The intended use of the one-story rear addition is a garden shed.

E. SPECIFIC TESTS IDENTIFIED IN THE ZONING REGULATIONS

The subject dwelling is non-conforming because of its location on its corner lot at 46th and Fessenden Streets, NW. There is an existing 14-foot non-conforming rear yard. The proposed rear addition extends into the existing rear yard and a portion of the side addition extends into the required 25-foot rear yard.

The requested special exception is 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 proposed additions meet the specific tests for a special exception identified in Section 223 of the zoning regulations for the following reasons:

Section 223.2: Substantially adverse affect on the use or enjoyment of abutting or adjacent dwellings or property

There are two abutting or adjacent single-family dwellings, at 4934 46th Street, NW, and 4606 Fessenden Street, NW. The proposed additions do not have a substantially adverse affect on the use or enjoyment of either dwelling or property.



4934th Street (left) and 4602 Fessenden Street (right)



4602 (left) and 4606 Fessenden Street (right)

Board of Zoning Adjustment
District of Columbia
CASE NO. 18301
EXHIBIT NO. 5

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 18301

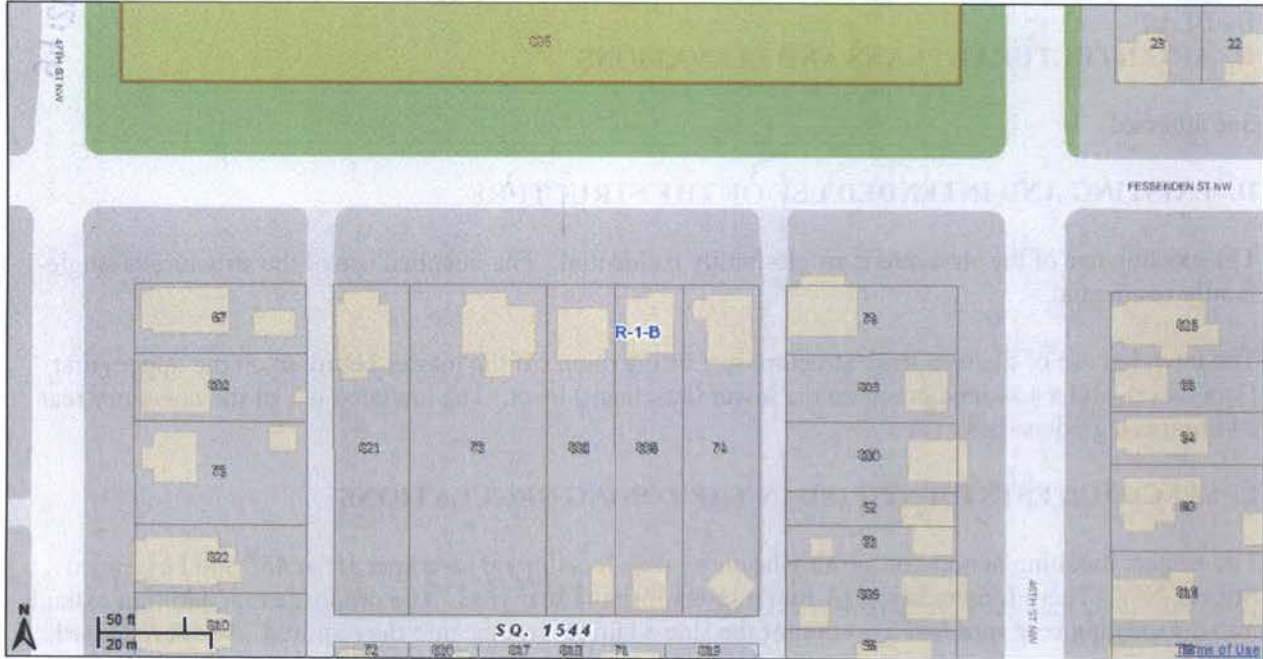


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District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

September 5, 2011



Zoning map showing the subject property in the NE (upper-right hand) corner of Square 1544 (Lot 76). The neighboring house at 4934 46th Street is below it and the house at 4606 Fessenden Street is to its left.

Both proposed additions are modest in size relative to the existing house and comparable additions nearby. The proposed two-story side addition is 122 square feet in plan, to replace an existing overhang measuring 48 square feet in plan. The proposed one-story rear addition is 76 square feet in plan, to replace a former exterior stair and landing (removed before 1994) measuring about 50 square feet in plan. The total footprint of the additions is less than 198 square feet, for a net increase of only 150 square feet considering removal of the overhang.



Proposed 2-story side addition would project 4 feet farther than the existing 2'-7" overhang at right



Proposed 1-story rear addition would extend out as far as the pointed post to the left of the blue bin

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(a) Light and air available to neighboring properties

The light and air available to neighboring properties is not unduly affected.

4934 46th Street: Even though the subject house is non-conforming, its placement at the rear end of the lot relative to 46th Street maximizes light and air for the neighboring house at 4934 46th Street. It also casts minimal shadow because it is to the north of the 46th Street house. The large corner garden of the subject property affords substantial light to the neighbor as well as views of Fort Bayard Park from its north windows and rear deck. The side addition would project only an additional 4 feet into the corner garden, thus having a minimal effect on the already abundant light and air to the 46th Street neighbor.

4606 Fessenden Street: The house at 4606 Fessenden is located across a 15-foot alley to the west of the subject property. Including side yards, the distance between the houses is 23 feet, or 7 feet more than the 16-foot zoning requirement for abutting side yards. The existing configuration provides ample light to both houses. Neither of the proposed additions would affect light and air to 4606 Fessenden. The proposed side addition would not be visible from 4606, and the rear shed would be 33.5 feet away.



Proposed extension of the overhang at right would leave ample light, air, and views for the windows and deck at 4934 46th Street, at left.



Proposed addition under the door at far right would leave ample light and air for 4606 Fessenden at left.

(b) Privacy of use and enjoyment of neighboring properties

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

4934 46th Street: The proposed additions would minimally affect the privacy of use and enjoyment of the house at 4934 46th Street. The 2-story side addition would replace a similarly configured overhang, with windows in the same general location and orientation. There would be no windows on the south side, minimizing any privacy concerns. The screened porch would be located where there is an existing patio. The shed would be limited to one story, with no roof deck, and only the top of the shed would be visible over the fence between the properties. The additions will allow for storage of various outdoor tools, supplies, and clutter, improving the aesthetics of the subject property to the advantage of the neighbors.

4606 Fessenden Street: The proposed additions would minimally affect the privacy of use and enjoyment of the house at 4606 Fessenden Street. The 2-story side addition would not be visible from 4606. The rear shed would not have any windows facing 4606, would not include a roof deck, and would allow outdoor tools, supplies, and clutter to be stored inside, thus improving the aesthetics of the subject property to the advantage of the neighbors.



No overlooking windows or deck would be added to those already facing 4934 46th Street, at right.



Rear shed would not compromise privacy or views from 4606 Fessenden (square window is kitchen).

(c) Visual intrusion upon the character, scale and pattern of houses

The proposed additions would not visually intrude upon the character, scale, and pattern of houses along the street frontage when viewed from the street or alley.

46th Street: The proposed 2-story side addition is consistent with the character, scale, and pattern of houses on 46th Street. It would be set back 54 feet from the street, beyond a large garden. Like other additions nearby, it is subordinate in scale and massing to the main block of the house, with traditional details compatible with the house and neighborhood. The proposed rear shed would be barely visible from 46th Street because of intervening landscaping.

Fessenden Street: The proposed 2-story side addition is consistent with the character, scale, and pattern of houses along Fessenden. It would be set back 10 feet from the front of the house, and would be subordinate in size and massing, like the existing front porch. The traditional design is compatible with the house and neighborhood. Most of the screened porch would not be visible from Fessenden Street because of the drop in grade, and the proposed rear shed would also not be visible from Fessenden Street.



Streetscape along 46th Street, at left. Proposed side addition would be a secondary element consistent with the scale and character of the street.



Streetscape along Fessenden (subject property at far left), showing similar front additions on neighboring houses.

Alley: The 2-story side addition would be minimally visible from the alley because of intervening trees, fences, and landscaping. The rear shed would be compatible in scale with nearby rear additions, and would be compatible in design character. It would also improve the appearance of the property from the alley by allowing various tools, supplies, and clutter to be stored inside.



Proposed rear shed addition would be similar in scale and character to the garage and kitchen addition to the neighboring house at 4934 46th, at right.



Additions to the neighboring house at 4606 Fessenden (right) are also visible from the alley (subject house at left).

Section 223.3: Lot occupancy

Lot occupancy of all new and existing structures on the lot will be 31.28%, less than the 50% allowable in the R-1 District.

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F. PHOTOGRAPHS OF THE PROPERTY



Photograph #1

View of 4602 Fessenden from the northeast, showing the front facing Fessenden Street (right) and the side facing 46th Street, NW



Photograph #2

View of 4602 Fessenden from the east, showing the side facing 46th Street, NW and the addition to the neighboring house at 4606 Fessenden (left at rear behind the tree)

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Photograph #3

View of 4602 Fessenden from the southwest, showing the rear and the west side facing the alley (at left)

G. PROPERTY OWNERS WITHIN 200 FEET OF THE PROPERTY

Square 1544, Lot 0803
Sandra S. Barker
4934 46th Street, NW
Washington, DC 20016-4002

Square 1544, 0800
Donna Uscinski
121 Yarnick Road
Great Falls, VA 22066-3526

Square 1544, Lots 0052/0053
Jordan L. Tama
4924 46th Street, NW
Washington, DC 20016-4002

Square 1544, Lot 0809
Mary M. Kenny
4920 46th Street NW
Washington, DC 20016-4002

Square 1544, Lot 0804
William A. Monroe
4912 46th Street NW
Washington, DC 20016-4002

Square 1544, Lots 0056/0057
Allison E. Logie
4916 46th Street, NW
Washington, DC 20016-4002

Square 1544, Lot 0819
Freddy H. Ortega
4611 Ellicott Street, NW
Washington, DC 20016-4050

Square 1544, Lot 0818
G. Ruttinger
4619 Ellicott Street, NW
Washington, DC 20016-4050

Square 1544, Lot 0074
James B. Hall
4606 Fessenden Street NW
Washington, DC 20016-4012

Square 1544, Lot 0806
Phillip E. Schaeffer
4608 Fessenden Street NW
Washington, DC 20016-4012

Square 1544, Lot 0808
Michael Goergen
4612 Fessenden Street NW
Washington, DC 20016-4012

Square 1544, Lot 0073
Anita Isicson
4616 Fessenden Street NW
Washington, DC 20016-4012

Square 1572, Lot 0825
William N. Kaliardos
4941 46th Street, NW
Washington, DC 20016-4001

Square 1572, Lot 0055
Mark K. Solheim
4935 46th Street, NW
Washington, DC 20016-4001

Square 1572, Lot 0054
Talib Esmail
4931 46th Street, NW
Washington, DC 20016-4001

Square 1572, Lot 0060
Peter Connolly
4925 46th Street, NW
Washington, DC 20016-4001

Square 1572, Lot 0816
Garnell E. Stewart
4921 46th Street, NW
Washington, DC 20016-4001

Square 1572, Lot 0058
David E. Herbst
4915 46th Street, NW
Washington, DC 20016-4001

Square 1573, Lot 0022
Nancy A. Brewer, Trustee
4529 Fessenden Street NW
Washington, DC 20016-4067

Square 1573, Lot 0023
Mark D. Harlan
4533 Fessenden Street NW
Washington, DC 20016-4067

Square 1544, Lot 0805
United States of America
c/o Tara D. Morrison
Superintendent
Rock Creek Park
3545 Williamsburg Lane NW
Washington, DC 20008-1207

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H. INDIVIDUALS WITH A LEASE ON THE PROPERTY

There are no leases on the property.

I. CERTIFICATE OF OCCUPANCY

The property is single-family residential and no certificate of occupancy is required.