

Per Section 223 –

Zoning Relief for Additions to ONE-FAMILY DWELLINGS or flats (R-1) and new or enlarged accessory structures

223.1 We are looking for relief under 223 (405) side yard requirement.

223.2 Per the Historic Preservation Office and ANC – for this location – the proposed addition and alterations fit the fabric of the neighborhood, and based on several discussion of the project it was recommended we pursue this Special Exception with support for both the (HPO) and the ANC.

a) the proposed addition simple continues the existing set back along the west property line, the neighbor to this side has been shown the plans and voiced support, the neighbor to the East has also voiced support – 9both have stated they will support the proposed)- the proposed low pitch roof is approx. 9’ lower than the existing ridge. The proposed work removes an existing (2) story structure the proposed change in to the existing is 10.3 ‘ – in depth.

b) The proposed use of the structure is essentially the use as the existing – only about 10.3’ deeper into the rear yard.

c) The proposed work has been seen and discussed with the (HPO) and ANC – both parties have agreed that the proposed work fit the existing fabric of the neighborhood, and support the proposed location and size of the work.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18310

EXHIBIT NO. 4

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OFFICE OF ZONING

Board of Zoning Adjustment
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CASE NO.18310
EXHIBIT NO.4

Special Exception: 5 D

Statement of intended use of the structure-

The existing structure/ site is located at 3415 Lowell Street NE, WDC – it is located in the R-1-B and its current use is a one- family detached dwelling.

The proposed use is unchanged – it will still be R-1-B, used as a one-family detached dwelling.

We are not planning the change the use or zoning of the subject property, though discussions with the Historic Preservation Office and the Local ANC , they have stated that the Special Exception if granted- is more consistent and in keep with the fabric of the neighborhood then other alternative plans discussed. They has seen drafts of the proposed and have encouraged the pursuit of a Special Exception.

Special Exception: 5 E

Statement of intended use of the structure-

After serious consideration of the recommendation from both the Historic Preservation Office (HPO) and the local ANC the owner has opted to apply for this Special Exception. We presented and discussed several options for the location and massing of the addition to the (HPO) and ANC, they had strong opinions that the best and proper location for the addition, community and fabric of the neighborhood would be behind the original structure (see plat). They both advised us to seek a Special Exception and offered their support of our application in this process. The use of the property will remain the same a single family dwelling to remain, no additional parking requirements for the proposed use or addition is needed and the lighting will be constant with the existing use.

The Special Exception we are seeking would allow the addition to maintain/ extend the existing side yard setback which is at 3.5' (from the western property line) where the original structure built in 1920 sits. The addition adheres to all other Zoning Regulations including; lot coverage, building height and rear yard requirements. If one assumes the regulation 405.8 which allows an extension to the building if the structure existed prior to May 12, 1958 - with a minimum side yard of 5' – we are asking for an additional 1.5' to allow us to maintain the existing 3.5' side yard, a total footprint of 35.25 sq.ft. of which 27sq.ft is a two story addition (with a roof line approx. 10' lower than the existing roof ridge) the remaining 8.25sq ft is a first floor deck structure with open rail.

If the regulation used is 405.9 then we would be asking for a 4.5' side yard setback with total a total footprint of 105.75 sq.ft. of which 81sq.ft is a two story addition (with a roof line approx. 10' lower than the existing roof ridge) the remaining 24.75sq ft is a first floor deck structure with open rail.

The placement of the addition in this location has very little impact on the neighborhood as the house to the west (3417 Lowell St NW) of the subject property sits closet to its Eastern property line, creating a narrow space between the buildings making seeing/ viewing the addition difficult from the street. In addition to the support of the (HPO) and the ANC the owner has contacted the neighbors at 3417 Lowell (most impacted) and 3411 Lowell (double lot) they have both stated they would support this application and will provide letters confirming their support at the appropriate time.

As outlined in this application the use of the structure will not change, it is a one- family detached dwelling and will remain the same once this addition is constructed. The proposed addition does not change or increase the existing side yard setback. The location of the original structure on the lot as it is defined now sits 3.5' off the western property line, we intent to maintain this existing set back.

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Specific Regulations for Special Exception -

The owners are looking for relief from the specific zoning regulations in regards to the side yards (405.8 or 405.9) --- depending on which of the two regulations you use to address the required side yard requirement.

Regulation – 405.8

Allows homes build prior to May 12, 1958 to maintain a side yard if the existing structure sits into the required 8' side yard setback (405.9) however if the existing structure is less then 5' from the side yard then the new structure need to sit use the 8' setback set out in (405.9) – The existing original structure was built in 1921, the current side yard to the west is 3.5' so if we assume the allowance set forth in (405.8) that allows a 5' setback we are asking for an exception to required side yard of less than 1.5 feet along the length of the proposed addition and deck, a total footprint of 35.25 sq.ft. of which 27sq.ft is a two story addition (with a roof line approx. 10' lower than the existing roof ridge) the remaining 8.25sq ft is a first floor deck structure with open rail.

Regulation – 405.9

If one uses the 8' setback set forth in 405.9 and does not include an allowance given in 405.8 the exception we would be looking for is less than 4.5' feet along the length of the proposed addition and deck, a total footprint of 105.75 sq.ft. of which 81sq.ft is a two story addition (with a roof line approx. 10' lower than the existing roof ridge) the remaining 24.75sq ft is a first floor deck structure with open rail.

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