

W O R K S H O P

District of Columbia
Office of Zoning
1100 4th Street SW
Washington, DC 20024

District of Columbia
Area Neighborhood Commission 6B
921 Pennsylvania Avenue, SE
Washington, DC 20003

Re.: Badey Residence Addition

01 September 2011

To Whom It May Concern:

I am writing in regards to the Zoning Special Exception application for the Badey Residence at 541 14th Street SE, Washington, DC 20003. This single family row home of two stories with a detached garage is along the west side of 14th Street SE, north of the Potomac Avenue Metro Station. 14th Street SE is one-way with traffic moving south in this block.

Frederic and Laure-Anne Badey moved to Southeast Washington, DC from Paris, France with their two young daughters 3 years ago. The home in which they moved is within the R-4 Zone and has limited space [579 square feet per floor]. The lot on which the home and garage sit is 13'-0" wide and 130'-0" long. As they family is new to the area and the country for that matter, their parents and families come to stay for extended periods of time. During these visits, they families offer care for the children while Frederic and Laure-Anne are at work.

These visits have necessitated the addition of a bedroom, bathroom and dining area to the residence. Per zoning regulations, the occupancy for this site is limited to 60%. The current occupancy is at 57%. The current width of the rear of the home is less than 10'-0" wide. With Special Exception 223, occupancy can be increased to 70%. In this instance of unusual lot size limiting building dimension, we request this exception with an occupancy of 69%.

By increasing our occupancy to 69%, we will increase in the length of the house form 45'-0" to 63'-0" with the floor area growing to 1441 sq. ft. Even with this length increase, the house will still maintain a 39'-0" rear yard.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18331

EXHIBIT NO. 4

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Board of Zoning Adjustment
District of Columbia
CASE NO.18331
EXHIBIT NO.4

In summary, for our special exception we outline the following:

Zoning Requirements

R-4 Zone	Regulations	Existing	Proposed	Relief
Lot Width [ft.]	20' min.	13'-0"	13'-0"	Existing non-conformity, no change proposed
Lot Area [sq. ft.]	1800 sq. ft. min.	2080 sq. ft.	2080 sq. ft.	None
Lot Occupancy [building area / lot]	60% max. 70% by special exception	57%	69%	Exceeds permitted lot occupancy by 193 sq. ft.
Rear Yard	20' min.	55'-0"	39'-0"	None
Closed Court	4' min width	2'-10"	2'-10"	Existing non-conformity, no change proposed

Special Exception: 223

- 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 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.*

The Applicant is requesting special exception relief under § 223 for a two-story rear addition to a one-family dwelling that does not comply with lot width.

- 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.

The light and air available to neighboring properties will not be adversely affected by the proposal. The addition would be restrained in size to stay under 70% occupancy and maintain a 39'-0" rear yard. The proposed height of the addition [23'-0"] is under the existing building height [25'-0"] and allowable height [40'-0"]. The addition would be adjacent to a two-story section of the dwelling to the south and would maintain the existing court aligned with the dwelling to the north. The proposed addition would not obstruct any neighboring windows. The addition should have no impact on the industrial alley to the west.

[b] The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

The addition will be lower than the existing building and will have no windows along the north and south facades. By aligning with the dwelling on the south and maintaining the court along the north, the adjacent buildings will have no loss of natural light.

[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.

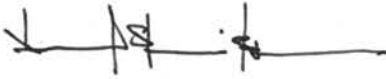
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The addition will not be visible from 14th Street SE. Along the west side of the property is an industrial alley in which metal working shops, automobile garages and even a trash removal company [including their trash truck parking] are located. These industrial buildings are between 2 and 3 stories in height.

I urge the review committee to consider this special exception from this modest addition. The family and I very much respect the Zoning Office and its officials with their charge in keeping the integrity of the Washington, DC built environment intact. We hope that you will agree in the positive design aspects of this project. Please do not hesitate to contact me with any questions or comments. We look forward to hearing from you.

Best Regards,



David Shove-Brown, AIA, NCARB
Principal

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