

**APPLICATION FOR SPECIAL EXCEPTION
58 RHODE ISLAND AVENUE, NW, WASHINGTON, D.C. 20001**

Detailed Statement of Existing and Intended Use of the Structure

The existing structure, located at 58 Rhode Island Avenue, NW (Square 3111, Lot 24), is a single-family row dwelling in an R-4 District, owned by Mr. Eric Schultz. Pursuant to Title 11 DCMR-Zoning Regulations 3104.1, Subsection 223, Mr. Schultz is seeking a Special Exception to build a 1st-floor Deck to the rear of his property.

Facing the rear yard, the existing 1st-floor is approximately 6'-6" above grade to allow entry into the Basement Level of the Structure. Consequently, the Floor Level of the Deck is proposed at 8'-5" above grade to allow sufficient head room for access to the Basement. Also proposed is a small, open Trellis structure to the left side of the deck to (1) provide shade (since the deck will be located on the South side of the property); and (2) to provide privacy from the adjacent neighbor's yard (60 Rhode Island Avenue, NW). The new Trellis structure will be approximately 16'-6" high, from grade to the top of the shade framing members.

In an R-4 District, the following regulations are required:

Lot Occupancy: 60% maximum

Rear Yard: 20 ft. minimum

Open Court: 4" per foot of height, but not less than 6 ft.

Mr. Schultz is seeking relief from the aforementioned regulations for the reasons as follows:

1. Lot Occupancy. The subject property contains an Open Court, located to the rear-left of the property. Including the square footage of said Open Court, the property is at the maximum 60% Lot Occupancy requirement. Therefore, a Special Exception is needed for relief of this requirement, since the proposed deck and steps will increase the Lot Occupancy by 11%, from 60% to 71%.
2. Rear Yard: The subject property currently contains a rear yard of 40.4ft. Although the new proposed deck is only 14ft deep, the new deck steps will protrude into the minimum rear yard requirement of 20ft by 8", making the new rear yard 19'-4". Therefore, the Owner is seeking a Special Exception for relief from the minimum rear yard requirement.
3. Open Court. The subject property currently contains an Open Court, located to the rear-left of the property. Due to the minimum Open Court requirement, this will require that any structure be located a minimum of 6ft away from the rear-left property line. This will include a deck structure, as well as, the deck staircase. Since the lot width at the rear of the property is only 16'-0", complying with this requirement will significantly impact the allowable size of the rear deck, especially since both the deck and the deck staircase will have to be located within the remaining allowable buildable area. Therefore, the Owner is seeking a Special Exception from relief of this requirement, especially since the new deck structure is an open structure, and will not negatively impact the existing Open Court in any way.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18394

EXHIBIT NO. 4

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