

Form 120 124 4th Street, NE; Application for Special Exception

Written paragraph specifically stating the “who, what and where of the proposed actions”

Owner is applying for a Special Exception to add a 121X 12 foot addition to the rear of a single family residence. The house now occupies 896 Sq. ft. of the lot. The 12 X 12 addition will add 144 Sq. ft. and thus the total with addition would bring total lot occupancy to 1040 Sq. ft. and the percentage total lot occupancy will be 65%. Pursuant to Section 223.3, lots in R-4 Zoning are eligible for a Special Exception up to 70% of lot occupancy.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18424

EXHIBIT NO. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.18424
EXHIBIT NO.5

124 4th Street, NE Application for Special Exception, Item E

This application requests approval to add a 12 X 12 Sq. ft. addition to the rear of a small two story single family residence that is located on a small lot, Zoned R-4. The house appears to be the smallest house on the block, as it is surrounded by larger brick homes some three stories in height.

The lot size is 1600 Sq. ft. The house now occupies 896 Sq. ft. The addition of a 12 X 12 foot extension at the rear of the house would bring the total house occupancy to 1040 Sq. ft. a total of 65% lot occupancy. Pursuant to Section 223.3 a Special Exception is authorized in Zoning R-4 up to 70% of lot occupancy.

Granting this application will not adversely affect the neighborhood or the adjacent and neighboring property for several reasons. First, the addition cannot be observed from the street front of the property from any angle (see photo # 1). Second, the adjacent property at 120 4th Street, NE is a large brick two story house that has an approximately 12 foot addition in the rear (see photo #2) and attached to that addition is what appears to be a cinder block garage that extends to the rear of the property all the way to the alley (see photo # 3). These additions at 120 4th street also cannot be observed from the street front (see photos # 1). Based on this, in terms of noise, lights and enjoyment nothing would change for the neighbors facing the front of the property at 124 4th Street. Likewise, noting changes for the property owners further down 4th Street because the additions at 120 4th Street will block their view. Third, the other adjacent property at 331 Constitution Avenue is a large brick two story building that appears to house a living area that faces Constitution Avenue. The area immediately next to 124 4th street appears to be used as an office. The proposed addition will have no effect on this property except to view a new and improved addition rather than the older rougher addition at 120 4th street (see photos # 4 rear view of subject property & 5, view of rear of 331 Constitution Avenue and 329 Constitution Avenue).

From the alley way at the rear of 124 4th street, if any property owners can see the back of 124 4th Street. Those who do will see a new and improved back of the addition rather than the back of the existing house, and thus no change in terms of view, lights or noise and enjoyment of property. The lot at 124 4th street does not extend to the alley way and thus does not have parking available to it in the alley, thus no additional traffic, noise or lights in the alley way will result from the granting of this Special Exception (see photo # 6).

The property owners at 329 and 327 Constitution Avenue now have a limited view of the side of the property and the small yard at 124 4th Street and a limited view of the 12 foot addition and cinder block garage at 120 4th Street. With the addition we propose for 124 4th street their view will not change except they will view a new and improved addition. They will still be able to partially see the cinder block garage (see photos # 3 & 7).

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Granting this application will add value to the neighborhood, as it will result in a new and improved property and the 12 X 12 addition is in harmony with the general intent of the Zoning regulations and Maps. Not only will there be no adverse affect on the neighboring property owners, but granting of the Special Exception will improve the value and general quality of the immediate neighborhood.

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