

H A M I L T O N S N O W B E R

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Application for Special Exception

Kampinksy/Joseph Residence
3814 Woodley Rd NW
Washington, DC 20016
August 30, 2012

C. Statement of Existing and Intended Use of Building:

The building is currently one-half of a semi-attached duplex serving as a single-family residence. This application will apply to the west unit (3814 Woodley Road). The intended use of the building shall continue as a single-family residence.

D. Burden of Proof – Special Exception

We are applying for a Special Exception for relief from the minimum side yard setback (405.9), pursuant to Section 223.1.

Section 405.9 requires that residences in an R-1-B zone have side yards of 8.0'. The existing side yard to the west is 1.7'. The existing side yard to the east is 0.0', as the building is a duplex and shares a party wall with its neighbor to the east. The proposed addition aligns with the existing house and follows the existing side yard setbacks. We do not propose decreasing the side yard setbacks.

Section 401.3 requires a minimum lot area of 5,000 s.f. and width of 50'. Our existing lot is 2,970 s.f. and 22.0' wide.

Intent and Purpose of the Zoning Regulations and Map

The proposed addition is an improvement to an existing single-family residence and as such is consistent with the intent and purpose of the zoning regulations and map.

Affect on Neighboring Properties

The proposed addition will not create any additional noise or traffic. Regarding the light, air, use and enjoyment of the neighboring properties, see arguments below.

Section 3104.1 Special Conditions for Additions to One-family Dwellings or Flats in Any R District: Section 223

We are pursuing this Special Exception pursuant to the requirements of Section 223, which regulates additions to one-family dwellings or flats in a R-1 districts.

Section 223.1 states that an addition shall be permitted as a special exception to a one-family dwelling that does not comply with Sections 401, 402, 403, 404, 405, 406 or 2001.3, subject to the provisions of this section.

Section 223.2 (a through d) requires that the addition shall not have substantially adverse affects on the use or enjoyment of any abutting or adjacent dwelling or property.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18479

EXHIBIT NO. 4

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Board of Zoning Adjustment
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EXHIBIT NO. 4

(a) and (b) Light and Air, Privacy and Enjoyment

This residence is bordered by a public alley to the west, a party wall neighbor to the east and the rear yard for a single family residence to the south, as seen in the site plan.

To the west of the property is a public alley. Across the alley is 3836 Woodley Road, NW. As shown on the site plan and neighborhood plan, our requested special exception does not project into the west side yard any greater than existing, and therefore would not have any negative impact on the light and air, privacy and enjoyment for the residents of this residence.

To the south of the property is the rear yard of 3812 Woodley Road. As shown on the site plan and neighborhood plan, our requested special exception leaves a 38.1' rear yard, which is greater than the required rear yard of 25.0', and therefore would not have any negative impact on the light and air, privacy and enjoyment for the residents of this residence.

To the east of the property is 3812 Woodley Road NW, which is the west unit of the duplex. This proposal extends the party wall of the duplex 9' to the south along the property line. The proposed addition is two-story high with a low-slope roof to minimize the effects on the adjoining east neighbor. In addition, the proposed Second Floor addition will extend an additional 7.83' beyond the existing neighboring sleeping porch. This extension will have a minimal impact on light and air for the eastern neighbor.

For all of the reasons listed above, the proposed addition will have minimal impact on the light, air, privacy of use and enjoyment of neighboring properties.

(c) Street and Alley Views of House

The proposed addition will be at the rear of the house and have limited visibility from Woodley Road NW, and will have visibility from the public alley to the west.

The addition has an architectural character that is similar to the original house. The first story of the addition is brick, stucco and painted wood trim with a foundation of natural stone to match the existing foundation of the home. The second story uses painted wood trim and door and window openings that match the existing home.

(d) Graphic Presentation

On the attached set of drawings are photographs, site plans and elevations that demonstrate the relationship of the building to the adjacent buildings and views from public ways.

223.3 Lot Occupancy

The proposed lot occupancy of the project will be 44.35%, which does exceed the 40% maximum allowed in an R-1-B district. We are therefore seeking relief from this regulation.