

SUSAN AND ROBERT OKUN

5507 BROAD BRANCH ROAD, N.W.
WASHINGTON, DC 20015

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December 19, 2012

District of Columbia Office of Zoning
The Board of Zoning Adjustment
Office of the Director
Ms. Sarah Benjamin Bardin - Director
441 4th Street, N.W., Suite 210 - South
Washington, D.C. 20001

Re: 5507 Broad Branch Road, N.W.
Lot 9, Square 2014

Dear Ms. Bardin:

The purpose of this letter is to request a special exception for a front porch proposed to be added to an existing one-family dwelling on the property located at 5507 Broad Branch Road, N.W., Lot 9, Square 2014, Zoning District R-1-B in the District of Columbia.

The special exception relief pursuant to 11 DCMR § 3104.1 and section 223 is requested because the proposed front porch side yard of three feet does not meet the minimum side yard of eight feet as required by Subsection 405.9 of the Zoning Regulations. The existing house has a side yard of three feet on the north side, and the proposed front porch side yard of three feet extends no further to the north than the existing side yard.

DETAILED STATEMENT OF EXISTING AND PROPOSED USE

The existing use of the structure located at 5507 Broad Branch Road, N.W. is a one-family dwelling. There is an existing brick stoop located at the front of the dwelling which is planned to be removed to allow the construction of the proposed front porch. There is an existing fifteen-foot wide public alley located to the rear (east) of the existing dwelling. There are two existing on-site parking spaces at the rear of the existing house, which are accessed from the alley, and are proposed to remain.

The proposed use of the structure is a one-family dwelling. The proposed front porch of 9'-0" (nine feet) deep by 17'-9" (seventeen feet nine inches) shall serve as an entrance porch for the existing one-family dwelling. There is no additional habitable enclosed space created by the proposed front porch. The proposed front steps and lead walk included in the porch addition design shall also require a public space permit, once zoning relief is granted.

DETAILED STATEMENT OF MEETING TESTS FOR SPECIAL EXCEPTION RELIEF SOUGHT

The proposed special exception for the front porch will be consistent with the general intent and purpose of the Zoning Regulations and Map. The proposed construction shall be in conformance with the requirements of §§ 401, 403, and 404. The relief requested for the side yard requirements of § 405 will still maintain the existing three-foot side yard on the north side of the dwelling. The existing side yard of 10.45' on the south side of the dwelling shall remain. The existing one-family dwelling is a permitted use. The proposed front entry porch supports the general provisions of the R-1-B District including those of subsection 200.2 to promote a suitable environment for family life. There are numerous front entry porches on one-family dwellings on this same Square 2014, this same street (Broad Branch Road, N.W.), and same Zoning District R-1-B. There are numerous existing one-family dwellings with non-conforming side yards on this same Square 2014, this same street (Broad Branch Road, N.W.), and same Zoning District R-1-B.

The front entry porch addition shall not unduly affect the light and air available to neighboring properties. The proposed front porch is one story in height, is open on three sides (unscreened), and has a railing with painted balusters. The front wall plane of the existing one-family dwelling on the neighboring property to the north (5509 Broad Branch Road, N.W.) aligns with the front wall plane of our house at 5507 Broad Branch Road, N.W. Therefore, the proposed front porch addition does not directly block views, light and air from windows on the south wall of the existing house at 5509 Broad Branch Road, N.W.

The privacy and use and enjoyment of neighboring properties shall not be unduly compromised. The entry porch and related steps provide access from the grade at the front of the house to the existing front door, and provides cover from rain at the dwelling entrance, similar to the front entry porches all along this street.

The front porch addition, along with the original building, as viewed from Broad Branch Road, N.W. or the public alley at the rear of the lot, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage. As stated previously, the configuration, location, scale, and character of the proposed porch is consistent with the built precedent in this neighborhood.

The proposed front porch will not adversely contribute to traffic conditions, will not create noisy conditions, and will have adequate lighting fixtures for providing safe passage in dark conditions. The lighting fixture selection will place a premium on non-glare non-light polluting qualities.

This proposed front porch and railing would be a matter-of-right addition if it were an open (unroofed) porch. Since the porch deck is less than four feet in height from grade, it would be permitted to occupy a side yard, per the Zoning Regulations § 2503.2. The inclusion of the proposed porch roof is the element which generates the request for zoning relief.

SUMMARY

We are requesting this special exception relief for the proposed front porch in order to provide safe access to our family's home and reasonable enjoyment of our property. This porch addition will enhance the streetscape, contribute to the fabric of our neighborhood, and remain consistent with the general intent and purpose of the Zoning regulations and Map.

Yours truly,

A stylized, cursive handwritten signature, likely belonging to Robert Okun, consisting of several loops and a long horizontal stroke.A cursive handwritten signature, likely belonging to Susan Okun, written in a fluid, connected script.

Susan and Robert Okun