

HAINS
ARCHITECTS, INC.



Jeffrey Hains, AIA
Principal

February 7, 2013

Mr. Richard Nero
Office of Zoning
441 4th Street, N.W.
Suite 200-S,
Washington, D.C. 20001

Re: Special Exception Burden of Proof Statement
Square 0694 Lot 0803
452 New Jersey Ave, SE

Dear Mr. Nero:

I am the architect representing the John Crain, the owner of the home renovation project at Square 0694 Lot 0803 (452 New Jersey Ave, SE). We are seeking a special exception from the provisions of the Zoning Regulation for this property . Section 223 of the Regulations allows for Zoning Relief for additions to specific properties in the Residence Districts, and subject to the provisions of that Section. Please see our detailed statements to the Section below:

- a) The addition to the existing single family dwelling (row house) will be consistent with the general intent and purpose of the Zoning Regulations and Map by maintaining the permitted residential use outlined in the CAP/R-4 Zone.
- b) The addition will not have a substantially adversely affect the on the character or use of any abutting or adjacent dwellings/properties for the following reasons:
 - (1) The addition will be at the rear of the properties and will be generally consistent in size and bulk with similar additions in the vicinity, and will not unduly affect the light and air available to neighboring properties. The existing neighbor to the north has an existing addition of similar depth, and our addition would maintain that line
 - (2) No windows or openings are planned on the adjoining property lines and the addition is within the existing property lines. These measures will maintain

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18542

EXHIBIT NO. 4

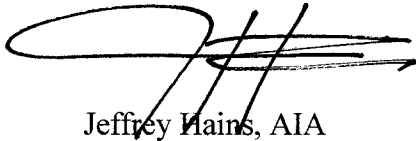
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that the privacy of use and enjoyment of neighboring properties will not be unduly compromised.

- (3) The addition will be on the rear of the existing building, as shown on the plans and elevation, and has been designed to be similar in bulk and height with the existing structure, and will not extend above the existing roof of the structure. The addition will be primarily composed of brick, consistent with the existing brick of the existing dwellings in the vicinity of the project, and will not visually intrude on the character, scale, and pattern of the houses along the street frontage and public ways.
- c) The Lot Occupancy of the existing dwelling and proposed addition will not exceed 70%

It is our belief that this project conforms to intents of the Special Exceptions to the Zoning Regulations, and we ask that you consider our application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Hains', with a large, stylized flourish extending to the right.

Jeffrey Hains, AIA
Hains Architects

HAINS ARCHITECTS

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