

Special Exception per attached DCRA Memorandum dated January 24, 2013

Existing and Intended Use of Structure: The existing structures on the property are the main house (single-family dwelling) and an existing pool house. The proposed structure is a 60 SF 1-story addition that will link the two existing structures. The intended use is for structure to remain a single-family dwelling.

223.1

Refers to 3104.1 – The proposed addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not adversely affect the neighboring properties. The addition is located in the R-1-A district. The proposed use is to remain as is, a single-family detached dwelling. The proposed 60 SF addition will connect two existing structures, the main house and the pool house. The proposed lot occupancy is 32%, which is under the maximum lot occupancy of 40% for residential. The proposed structure is 1 story high, under the maximum height of 3 stories/ 40'-0" for the R-1-A district. We are requesting relief from the side and rear yard setbacks. By connecting the existing house with the pool house, the pool house will violate section 404.1 and 405.9 regarding the setback requirements.

223.2

"The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:"

a.) light and air:

The proposed addition is 60 square feet and 9'-0" tall. It is 5'-0" wide x 12'-0" long. The structure is constructed of a steel frame, glass roof, and glass walls. The addition is fully transparent. The purpose is to connect the existing house and existing pool house, so the owner can access the pool without going outside. Our intent is to build a structure that minimally affects the surrounding landscape as well as the neighbors. When looking at the front of the house, the neighbor to the right will not be able to see the proposed structure, so this will not affect them in the sense of light or air. The neighbor to the left is exposed to the addition, but there are no windows on the neighbor's house that look directly out to the addition. Because the addition is 9'-0" tall, fully transparent, and the neighboring property having no windows that look directly onto the addition, the neighboring property will not be affected in the respect of light and air. The addition is also located in the rear yard and cannot be seen from the street or the neighboring properties across the street.

b.) privacy:

The only neighbor that would see the addition is the neighbor to the left (when looking at the front of the house). There are currently a stone wall and bushes dividing the two properties. The grade of the neighbor's property is approximately 5' feet lower than the top of the stone wall (see attached image). There are not windows on the neighbor's house looking directly out to the addition. The only way the neighbor would see the addition is if they were walking on the side of their house and they looked up over the stone wall and bushes. They may see a glimpse of the glass enclosure from a side window at the front of their house, but the privacy and enjoyment of the neighboring property will not be compromised.

c.) scale:

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