

1. General Statement and Property Description

14 5th Street NE is a 2 story row house located on the western side of the street, mid-block, with shared party-wall conditions on both its north and south sides. The rear of the property has access to the storage structure and patio. The storage structure is in not in good condition and is not large enough for a car. The new addition that includes a living area, loft and a powder room will add space and value to the existing property and the breezeway will connect the new addition to the existing house.

The proposed structure is intended to add more living space to the existing 2 story home following the neighboring standards.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18581

EXHIBIT NO. 3

2. Concerning the Public Good

The construction of the new addition is consistent with similar additions on the block and will have no substantial detriment to the quality of life of the surrounding neighbors. The projection of the new addition does not exceed in height of the surrounded houses and will keep the same size of the existing patio and outdoor space.

Lastly, the capital investment and architectural quality of the proposed addition will improve the existing appearance of the alley and may improve property value and encourage similar investments on the block.

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3. Statement explaining how this application meets Section 3104.1 Special Exceptions

Section 223 - ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

- The new two story addition is on the existing lot of one family dwelling.

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) The light and air available to neighboring properties shall not be unduly affected;
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
- (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and
- (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

- The new two story addition will not affect any neighboring properties, and will not be viewed from the street, we are using materials and scale that fall in the character of the Capitol Hill District. Please support letter from immediate neighbors.

223.3 The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.

- With the new addition the lot occupancy will be 70%

223.4 The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties.

- Alter Urban conducted several meetings with DC Historic Office.

223.5 This section may not be used to permit the introduction or expansion of a nonconforming use .

SOURCE: Final Rulemaking published at 45 DCR 1146, 1447 (March 13, 1998); as amended by Final Rulemaking published at 48 DCR 8979, 8983 (September 28, 2001); and as amended by Final Rulemaking published at 54 DCR 9564 (October 5, 2007).

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