

Application of Zoning Regulation 223:

Zoning relief for additions to one-family dwellings or flats (R-1) and for new or enlarged accessory structures.

Mr. and Mrs. Lester Foote, residing at 5714 16th NW Washington DC do hereby submit application for a special exception to permit the construction of a planned addition at the rear of their property in order to accommodate their growing family. The planned foot print of the addition consists of 478.8 square feet.

This application is pursuant to section 223 of the District of Columbia, 223 1, 223 2 and paragraphs (a), (b),(c), and (d), 223.3, 223.4, and 223.5.

The planned three story addition is located at the rear of the residence on the corner of 16th and Montague Streets NW. The planned building foot print complies with the present day 8' side yard setback. It projects 17'-3" into the rear yard, which is 55' from the rear yard property line and complies with the 25' rear yard setback. It also extends out 4.5' to the side yard (street side) about 1' from the building restriction line.

The current Lot Occupancy requirement is 40%. The existing lot occupancy is calculated at 41.4% which includes portions of the side yard which are less than the minimum required side yard and therefore is included in the lot occupancy calculation.

The proposed addition of 478.8 square feet would increase the lot occupancy to a total of 49.9%, which is under the 50% maximum allowed.

The rear yard is bordered by two evergreen hedge rows, North and South of the rear yard. The height of each Hedge row is approximately 8' high, which provides for a visual screen from Montague Street and to the neighbor's home, North of the property, helping to minimize the visual impact to both, on the neighbors and the streetscape. This planned addition would also not unduly impact the light and air presently provided for the neighbors to the North of the property as the existing hedge rows help to keep their privacy uncompromised.

RECEIVED
OFFICE OF ZONING
2013 APR 23 PM 3:31
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18587
EXHIBIT NO. 4

The Hedge rows also serve to fully screen the planned deck which is only 48" above the finished grade and measures 14' x 20' and where the Foote's young son may play under a watchful eye. And the deck area does not accrue towards the lot occupancy totals due to its low profile.

The color photographs of the existing conditions from the street view from Montague Street and the proposed drawings demonstrate the proposed addition is in keeping with the character, scale and architecture of the existing structure and would not greatly impact the visual effect from Montague Street. They also demonstrate that the neighbor's privacy, use and enjoyment of their property will not be unduly impacted.

The height of the proposed addition is 27'-6-1/2" from the finished grade to the ceiling of the second floor. The height limitation for the district is 40'. This insures that the light and air available is not unduly affected as well.

Thank you for your consideration of this project which is of utmost importance to the Foote Family's home.

RECEIVED
OFFICE OF ZONING
2013 APR 23 PM 3:27