

Form 120 Supporting Materials

Application for Special Exception at 2635 Woodley Place NW
Katharine Huffman, John Rusciollelli (owner-occupants)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18607
EXHIBIT NO. 5

D. Detailed statement of existing and intended use of the structure.

We are the owner occupants of 2635 Woodley Place NW, a row house in Zone District R4. When we bought the house over four years ago, it had a wooden deck in the back, very similar to the wooden decks of most of our neighbors' homes. Last summer, a large tree branch fell on our deck during the "derecho" storm system that came through Washington DC in late June, destroying the stairs and part of the deck itself and rendering it unusable. We have delayed fixing the structure because the damaged tree had to be removed; and this spring when our contractor began the process of getting the permits for rebuilding the deck, we learned that we needed to apply for a special exception for the zoning.

We are applying for a special exception to rebuild a deck that is very similar in style and will actually be a little bit smaller than the damaged deck it will replace. Specifically, we seek a special exception (Sec. 223) for lot occupancy (Sec. 403) and rear yard (Sec. 404). Once the deck is replaced, it will be used in the same manner as before – for personal use by our family living in the house.

E. A detailed statement explaining how this application meets the specific tests identified in the Zoning Regulations for variance, special exception or other specific relief being sought.

The replacement of our deck will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property. We live in a residential neighborhood with primarily single-family houses, and the zoning regulations are designed to protect that type of use. The replacement deck, like the damaged deck it will replace, is typical of the style and use common in the neighborhood. We are simply fixing the damage from the windstorm so that we will once again have a back deck for personal use like most of our neighbors.

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;

The light and air available to neighboring properties will not be affected in any significant way. The replacement deck is actually a little smaller than the one it is replacing; so if there is any change in light and air, it will be a slight improvement. It is also slightly smaller than most of the other decks around it.

- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The privacy of use and enjoyment of neighboring properties will not be compromised by the replacement deck. All neighbors will maintain the same amount of privacy in their use and enjoyment of their properties as before.

- (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

The replacement back deck will be virtually the same as the old deck, and is extremely similar in character, scale, and pattern to the other houses along the street. Out of the six houses closest to ours (the three to each side), five

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of them have back decks of similar character, scale, and pattern. Finally, the deck faces onto a back alley and is not visible from the street frontage at all, nor does it intrude onto any public area in any way.

- (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.

See attached.

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.

We are in Zone District R-4. Our existing lot occupancy is 69.7%. The new structure will bring our total lot occupancy down slightly to 67%.

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