

**Burden of Proof
Special Exception Application**

634 G Street SE

To: The Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: James and Barbara Loots
Owner/Applicant
634 G Street SE
Washington, DC 20003

Date: June 10, 2013

Subject: BZA Application, Loots Addition
634 G Street SE (Square 877, Lot 926)

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James and Barbara Loots, owners of 634 G Street SE, hereby apply for a special exception to expand their existing third floor toward the rear of their property. The existing lot coverage is currently over the allowable 40% for a semi-detached row dwelling. The aspect of the proposed project that falls outside the current zoning regulation is as follows:

The existing house occupies 1849.2 SF of the lot, which is a lot coverage of 48%. This is 8% above the allowed 40% lot occupancy for a semi-detached row house in the R-4 zoning district (11 DCMR 403.2). The proposed expansion of the third floor will not increase the existing lot occupancy as the existing third floor is above only a portion of the existing house.

I. Summary:

- A. This special exception qualifies under 11 DCMR Section 223 because the lot occupancy does not exceed 70% (11 DCMR 223.3), and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).
- B. The proposed addition will only slightly enlarge the existing third floor and will be similar in style to the existing house and the existing houses in the neighborhood.

II. Bases for Grant of Special Exception

Section 223 provides relief based on satisfying specific criteria under which additions to single- family dwellings may be permitted with a residential district. Those criteria are addressed separately below:

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18625
EXHIBIT NO. 4

Board of Zoning Adjustment
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223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, that does not comply with all of the applicable area 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 proposed addition is to a permitted single-family residence that is currently not in conformance with Section 403.2 (lot occupancy). The existing house has a lot occupancy of 48% which will not change with the proposed addition as the existing third floor only sits above a portion of the existing house. The existing lot occupancy is 8% above the maximum-of-right lot occupancy for a semi-detached row dwelling allowed in the R-4 district, and is well below the 70% allowed by Section 223.3 as a special exception.

223.2 The addition 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.***

636 G Street SE

636 G Street SE lies to the east of the proposed addition at 634 G Street. 636 G Street is separated from the existing house at 634 G Street by a 9'-1" side yard. The proposed extension of the third floor at 634 G Street will be on the west side of the house, with a roof deck on the east side of the house. Thus, no change in elevation will occur on the east side of the property, closest to 636 G Street. Therefore, due to the existing side yard the proposed footprint of the third floor, the proposed third floor extension will not substantially impact the light and air available to 636 G Street SE.

630 G Street SE

630 G Street SE lies to the west of the proposed addition at 634 G Street SE. 630 G Street is separated from the existing house at 634 G Street by approximately 20'. This open area is comprised of a side yard belonging to the 630 G Street and access paths from adjacent properties behind 630 G and 634 G Street. While proposed extension of the third floor at 634 G Street will be on the west side of the house, it will only extend 10'-10" to the rear of the property beyond the existing third. Therefore, due to the existing large side yard separating 630 G and 634 G Street, the proposed third floor extension will not substantially impact the light and air available to 630 G Street SE.

Neighbors to the North

Directly north of 634 G Street Se are the rear yards and garages of additional rowhouses on that block. Additionally, the properties to the north are separated from the main house at 634 G Street by the carriage house belonging to 634 G Street. The

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proposed extension of the third floor will 67'-7" from the rear property line. Given that distance and the existing carriage house, the proposed addition will not impact the light and air available to the neighbors to the north.

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

636 G Street SE

The proposed addition will not unduly compromise the privacy or enjoyment of neighbors to the east. The proposed addition will not extend the existing eastern wall and 634 G Street is separated from 636 G Street by a 9'-1" side yard. While a portion of the proposed third floor footprint includes a roof deck, there is currently an existing roof deck in the same area. Additionally, the proposed addition at 634 G Street will be similar in style to the existing houses along the street.

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630 G Street SE

The proposed addition will not unduly compromise the privacy or enjoyment of neighbors to the west at 630 G Street. The proposed addition will only be 10'-10" deeper than the existing third floor and will have a solid brick wall, with no windows. Additionally, the proposed addition at 634 G Street will be similar in style and scale to the existing houses along the street. Furthermore, given the approximately 20' distance between the houses, the proposed addition at 634 G Street will not compromise the privacy or enjoyment of the neighbors.

Neighbors to the North

The proposed addition at 634 G Street SE will not unduly compromise the privacy or enjoyment of neighbors to the north. The proposed third floor addition is separated from the neighbors to the north by the existing carriage house at 634 G Street. Additionally, the third floor addition is setback approximately 67' from the rear property line. The proposed addition will be modest in scale compared to the existing house at 634 G Street and will be similar in style to the existing neighboring houses.

- (c) *The addition, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage***

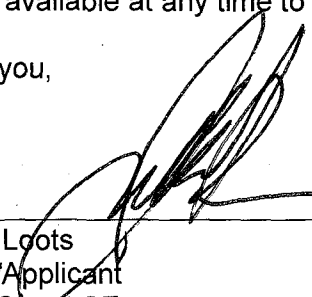
The existing square is extremely dense. The proposed addition will be built in the same style as other houses in the neighborhood. While the addition will be slightly visible from the side yards on each side of the house, the proposed third floor extension will not be visible from the front of the house.

Along with this application, we have included the following items:

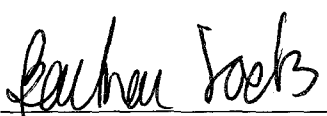
- a) Photos of the existing house and surroundings;
- b) Signatures of support from neighbors for a rear addition;
- c) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- d) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,



James Loots
Owner/Applicant
634 G Street SE
Washington, DC 20003



Barbara Loots
Owner/Applicant
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