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FORM 120 ADDENDUM – APPLICANT’S BURDEN OF PROOF FOR SPECIAL EXCEPTION APPLICATIONS

1. How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map:

This property was included on the attached copy of the approved Foxhall Crescents Utility Plan dated 6.20.79, (See attached Exhibit), which shows all subdivision utilities and streets extending into this property. Therefore, it is clear that the intent was for this lot to be built upon, as were all other lots in the development, which were indeed all ultimately built with homes;

There are no restrictions of record on the deed or other documents of record or restrictive covenants that would affect the development of this lot with a detached single family dwelling;

The Zoning Report on this property, dated November 18, 2013, (See attached Exhibit) Confirms that the lot is in the R-1-A District, which permits matter of right development of a single residential uses for detached dwellings with a minimum lot area of 7,500 square feet, a minimum lot width of 75 feet, a maximum lot occupancy of 40 percent and a maximum height of three stories/40 feet;

The proposed three story detached single family dwelling (See attached Exhibit) meets or exceeds all zoning requirements for lot area, lot width, height, lot occupancy, parking space, front yard, rear yard and side yard;

Moreover, a previous Board of Zoning Adjustment Application No. 15882 and accompanying ORDER dated January 5, 1994, did approve a special exception for a similar three story dwelling to be built upon this lot – (See attached Exhibit).

2. How allowing the use will not adversely affect the use of the neighboring property – ie. Traffic, noise, lighting, etc.

The use of this property is consistent with approved residential use on the original development plan, which shows a proposed detached single family dwelling sited on the lot;

There are no additional impacts on traffic, noise, lighting, nor any other impact that a detached single family dwelling would have that were not anticipated by the development original Foxhall Crescents development plan.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18708
EXHIBIT NO. 4

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