

E. How This Application Meets the Tests for a Special Exception

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- 1) The proposed addition is consistent with the general intent and purpose of Zoning Regulations and Map, which is summarized in section 11-101. Comments on the project's consistency with the intent of the regulations are included below each point:

101.1 (a) Provide adequate light and air;

The light and air available to neighboring properties will not be impacted because the proposed addition will be at least 50 feet from the closest house. The addition will be built next to the back corner of the neighbor's backyard and will in no way restrict their light and air.

(b) Prevent undue concentration of population and the overcrowding of land

The proposed addition does not add to the concentration of population or contribute to the overcrowding of land. The maximum lot occupancy for the R-1 districts is 40%. The lot occupancy of this property would be 22.8% *after* the addition is built.

(c) Provide distribution of population, business and industry, and use of land that will tend to create conditions favorable to transportation, protection of property, civic activity, and recreational, educational, and cultural opportunities; and that will tend to further economy and efficiency in the supply of public services.

This project does not change the use of land or impact any element referred to in this paragraph.

101.2 The regulations in this title and the Zoning Maps are designed with consideration of the:

(a) Character of the respective districts;

This project does not change the character of the R-1 district in any way. It is designed to maintain the character of the house.

(b) Suitability of each district for the uses permitted in each district under this title

This project does not change the use of land.

(c) Encouragement of the stability of districts and of land values in those districts.

This project will add value to 5009 Weaver Terrace and thus bring it more in line with the surrounding properties. It currently has the lowest assessed value (\$614,430) in the immediate neighborhood. Among the 34 houses that were included in this application within 200 feet of the property, the average assessed value is \$1,124,422. This project will therefore promote the stability of land values.

BOARD OF ZONING ADJUSTMENT
District of Columbia
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- 2) This application is being made in accordance with section 223 of the DC Zoning Regulations. The proposed addition will not have an adverse effect on the use or enjoyment of any nearby property, and will have very little impact at all on any neighbors. This is because of the orientation of 5009 Weaver Terrace in relationship to its neighbors. This property is accessed via Weaver Terrace, whereas the two properties that are closest to the site of the proposed addition on the northeast side (5008 Klinge St. and 5006 Klinge St.) are both accessed via Klinge St. As a result of this orientation, the house at 5009 Weaver Terrace is located near the back corner of the backyard of both 5008 and 5006 Klinge St. The proposed addition would therefore border the back corner of the neighboring property and would not interfere with the neighbors in any significant way. More specifically:
- a) The light and air available to neighboring properties will not be unduly affected because the proposed addition will be at least 50 feet from the closest house. There are also a number of trees between the houses, which means that the addition will only be partially visible from the neighboring houses.
 - b) The privacy of use and enjoyment of neighboring properties will not be unduly compromised because the addition will be at least 50 feet from the closest house and the back corner of the neighboring lot is rarely used.
 - c) The proposed addition will not visually intrude upon the character, scale and pattern of houses along Weaver Terrace. 5009 Weaver Terrace is currently the smallest house in the neighborhood at 1,269 sq ft. Among the 34 houses that were included in this application within 200 feet of the property, the average size is 2,449 sq ft. Thus even after the addition, 5009 Weaver Terrace will be among the smallest houses in the immediate vicinity. The character of the house will not be changed during this project, as the addition will use a roof and siding that are complementary with the existing house and very few changes to the existing house are required.

With reference to section 223.3, the lot occupancy of new and existing structures at 5009 Weaver Terrace will be 22.8%.