



Burden of Proof - Special Exemption

This statement is made: May 23, 2014

for: Tom Trotter
425 New Jersey Ave SE
Washington, DC 20003

by: Greg Holeyman, AIA, LEED AP
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for the following project: 2nd story rear addition

The addition at 425 New Jersey Ave SE is a one-story structure, built on an existing rear one-story plus basement structure and is subject to § 223, ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES. The addition will be a 7'-0" wide by 7'-4" long walk-in closet for an existing second floor bedroom.

Per § 223.1, We believe the addition is consistent with the intent and purpose of the Zoning Regulation and map, especially since it is small in size and will sit on the existing footprint of the structure. The existing footprint of the structure would be below the allowable lot occupancy maximum (60%) if not for an existing open deck that is 7'-0" above grade at the rear yard. The high deck is considered a structure and since it runs the full width of the lot, it creates a closed court at the dogleg of the house. Both the deck and the closed court counting towards the lot's building area, pushing the lot occupancy above 60%, but below the maximum 70% allowed per § 223.3.

We feel the addition will not adversely affect the traffic, noise or light levels of the neighboring properties. Per § 223.2, the addition shall not have a substantially affect on the use and enjoyment of any abutting or adjacent dwelling or property. This idea is supported by:

- a) Since the addition is smaller, is lower and sits further back than the neighbor's structures, the light and air available to neighboring properties is not unduly affected.
- b) The privacy of use and enjoyment of neighboring properties is not unduly compromised since the addition is sits further back than the neighbor's structure and does not look out into their rear yards.
- c) The addition, together with the original building, does not substantially visually intrude upon the character, scale and pattern of houses or the neighborhood, as viewed from the

street, alley, and other public way, especially since the addition is small in size and will sit on the existing footprint of the existing structure.

Please refer to the drawings for the location and scale of the addition. Please contact me with any questions or comments.

Many Thanks, Greg

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