

Compliance with Zoning Regulation for Special Exception

Pursuant to 11 DCMR § 3104.1, this is a request for special exception to allow a rear deck to an existing row dwelling under section 223, not meeting the lot occupancy (section 403) requirements in the R-3 District at premises 5101 7th Street NW (Square 3211, Lot 80). This special exception is consistent with the general intent and purpose of the Zoning Regulations and Map – it is an accessory structure which has been specifically designed with a limited footprint so as not to exceed 70% the lot occupancy for existing structures and additions within an R-3 District. It has been placed over the rear driveway, which is consistent with all of the adjacent properties (as shown in the attached photographs). Placement in the rear of the house will not adversely affect the neighboring property. The proposed accessory structure has been designed to sit 22 feet from the rear lot line (20' minimum is required).

Specifically, with regard to Section 223, the light and air available to neighboring properties will not be unduly affected nor will the privacy and enjoyment of neighboring properties. The deck has been designed to be on the same elevation as the first floor of the house, similar to neighboring deck structures. It has also been constrained in depth so as to not protrude past the minimum rear yard setback nor the existing line of neighboring deck structures. When completed, the deck will share the same characteristics as neighboring decks and will look harmonious with the adjacent accessory structures.