

**Statement of Reasons in Support of
Application of Christopher Cushman for a Special Exception
to Permit a Rear Addition
at 1122 East Capitol St. NE**

1122 East Capitol St. NE is a two story with basement, masonry row structure constructed circa 1915. The current use of the building is residential and this will continue.

The owners wish to construct a two story rear addition, extending from the existing 13'-8" to the north and being 15'-0" wide with a 3'-6" wide open court to the west. The addition will be 24'+/- in height, which is less than the height of the two adjacent structures. The addition will consist of a new family room on the first floor and new master bedroom suite on the second. The current lot coverage is 992 Sq Ft. (60%), and the proposed is 1032 Sq. Ft. (69%). The addition will provide 1122 East Capitol with a lot coverage similar to the other row houses along the 1100 block of East Capitol.

This application proposes and seeks a Special Exception for relief from the lot occupancy, court yard width and height requirements pursuant to DCMR 11, Sec. 223.

Burden of Proof

The proposed addition complies with the special exception requirements of Section 223.2 of the Zoning Regulations. The light and air available to neighboring properties will not be unduly affected. The privacy of the use and enjoyment of neighboring properties will not be unduly compromised. The addition, as viewed from the public alley to the rear and 12th street to the east, will not substantially visually intrude upon the character, scale and pattern of houses along the alley.