

## **Burden of Proof Special Exception Application**

### **1334 A Street SE**

**To:**               **The Office of Zoning**  
Government of the District of Columbia  
Suite 210 South  
441 4<sup>th</sup> Street, NW  
Washington DC 20001

**From:**           **Michael Webb and Satu Haase-Webb**  
Owner/Applicant  
1334 A Street SE  
Washington, DC 20003

**Date:**            May 12, 2014

**Subject:**       **BZA Application, Hasse-Webb Addition**  
1334 A Street SE (Square 1036, Lot 74)

Michael Webb and Satu Hasse-Webb, owners and residents of 1334 A Street SE, hereby apply for a special exception to build a two-story plus basement addition on the rear of their existing row house. The aspects of the proposed project that fall outside the current zoning regulations are as follows:

*The proposed construction increases the lot occupancy from 1348.5 SF (55.5%) to 1636.5 SF (67.3%), which is 7.3% over the allowed lot occupancy for a row house in the R-4 zoning district (11 DCMR 403.2), and 11.8% above the existing lot occupancy.*

*The proposed construction extends the existing 4'-8" wide non-conforming open court (11 DCMR 406.1)*

#### **I. Summary:**

- A.** This special exception qualifies under 11 DCMR Section 223 because the lot occupancy does not exceed 70% (11 DCMR 223.3), and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).
- B.** The proposed two-story addition will extend only 11'-0" beyond the rear of the existing structure.

#### **II. Bases for Grant of Special Exception**

Section 223 provides relief based on satisfying specific criteria under which additions to single- family dwellings may be permitted with a residential district. Those criteria are addressed separately below:

*223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, that does not comply with all of the applicable area requirements of §§ 401, 403, 404, 405, 406 and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

The two-story addition is to a permitted single-family residence that is not currently in conformance with Section 406.1 (open court). The proposed addition will be on the rear (north facing side) of the existing house. The existing structure has a lot coverage of 55.5%, which will be increased to 67.3% with the proposed addition. To maintain the light and air in the house, the existing 4'-8" wide open court will be extended and not closed in. In order to maximize interior space, the open court is not set back the required 6'-0" from the property line.

*223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

**(a) The light and air available to neighboring properties shall not be unduly affected.**

#### **1332 A Street SE**

1332 A Street SE lies to the west of the proposed addition at 1334 A Street SE. The two houses are separated by a 9'-4" wide shared dogleg. The addition will extend 11'-0" beyond the rear of the existing structure at 1334 A Street and 4'-1" beyond the existing house at 1332 A Street. The proposed addition will extend the existing open court, which lies between the two properties. The proposed addition at 1334 A Street sits to the east of 1332 A Street, and may minimally impact the light and air available to 1332 A Street. However due to the width of the existing open court between the two properties, the impact will be minor.

#### **1336 A Street SE**

1336 A Street SE lies to the east of the proposed addition at 1334 A Street. The addition will extend 11'-0" past the existing house and rear covered porch at 1336 A Street. The proposed addition at 1334 A Street may minimally impact the light available to the rear yard at 1336 A Street. However, it will have no major impact on the air available to the house or yard. The proposed addition at 1334 A Street is minimal in depth as compared the existing rear yard at 1336 A Street and therefore will not have a substantial impact on the light or air available to 1336 A Street.

#### **Neighbors to the North**

Neighbors to the north of 1334 A Street SE are separated from the property by large rear yards, garages and a 15' wide public alley. A large church lies directly to the north of 1334 A Street SE. The proposed addition at 1334 A Street is small in scale compared to the existing church. Due to large separation between the properties and the scale of the

proposed addition at 1334 A Street, the addition will have no impact on the air or light for the neighbors to the north.

***(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised***

**1332 A Street SE**

The proposed addition at 1334 A Street will be modest in size and will extend 4'-1" beyond the existing house at 1332 A Street. Because the addition will maintain the existing open court, there will be no construction along the shared property line. The western wall of the addition will have some windows, but they will be high so as to not affect the privacy at 1332 A Street. Overall, the proposed addition at 1334 A Street will not compromise the privacy of use and enjoyment of 1332 A Street SE.

**1336 A Street SE**

The proposed addition will be modest in size, extending only 11'-0" beyond the existing rear covered porch at 1336 A Street. The addition will extend the existing party wall with a face-on-line wall. The addition will not have any windows along the property line on the side facing 1336 A Street, prohibiting any views into the rear yard at 1336 A Street. The existing fence will remain along the shared property line. Additionally, the new eastern wall of the addition will provide more privacy for the existing covered porch at 1336 A Street. Overall, the privacy of use and enjoyment of 1336 A Street will not be compromised.

**Neighbors to the North**

The proposed addition at 1334 A Street will not affect the existing public alley that separates the structure from the neighbors to the north. In addition to the large rear yard that will remain, several garages across the alley will block any view of the proposed addition. The proposed addition will be proportional in scale, thus the privacy of use and enjoyment of the neighbors to the north will not be compromised.

***(c) The addition, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage***

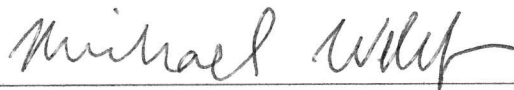
The existing square is extremely dense. There is alley access to the property, but existing garages near the property will limit the view of the proposed modestly sized addition from the properties across the alley. The proposed addition will not be visible from any street. The proposed addition will be constructed with high quality, historically appropriate materials and will be appropriate in scale for the existing houses.

Along with this application, we have included the following items:

- a) Photos of the existing house and surroundings;
- b) Signatures of support from neighbors for a rear addition;
- c) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- d) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,



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**Michael Webb**  
Owner/Applicant  
1334 A Street SE  
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