

## **Statement and Exhibit of Photographs of Existing Conditions – 1548 8<sup>th</sup> St NW**

There are three criteria bearing on the approval of Special Exceptions for residential additions under §223.

- (a) *The light and air available to neighboring properties shall not be unduly affected;*
- (b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*
- (c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage;*

### **Light, Air, Privacy of Use and Enjoyment**

The drawings, photographs and renderings submitted as part of this application show that the light and air available, and privacy of use and enjoyment of the neighboring structures, will not be unduly affected or compromised by the 4' addition, and the first floor landing. The building currently is at 60% lot occupancy. The proposal here increases lot occupancy to 65.3%. See the detailed discussion below for specifics related to each adjacent property and the view from the alley.

### **1550 8th St NW**

1550 8<sup>th</sup> St is set back considerably from its neighbor at 1548. The addition of 4' to the rear of 1548 8<sup>th</sup> St NW will not significantly alter the amount of air and light available to 1550. The open porch on the proposed addition also mitigates the impact of the 4' extension. The following photograph and rendering show a comparison of the shadow cast by the additional building mass.



Photo taken on 8/15/14, 5 p.m., showing rear façade of 1550 and existing façade of 1548.



Rendering showing shadows cast on Aug. 15<sup>th</sup>, 5 p.m. (Existing carport at 1550 omitted for clarity.)

**1546 5<sup>th</sup> St NW**

The property to the south will be virtually unaffected by the proposal. The concrete block wall on the property will extend 4' at the basement and first floor levels. At the second floor, the open porch means there will be no extension of the masonry wall at that level.



Existing conditions, showing side wall of 1548 and rear wall of 1546.



Proposed (fence at 1546 8<sup>th</sup> St omitted for clarity.)