

Burden of Proof Special Exception Application

To: **D.C. Board of Zoning Adjustment**
441 4th St NW, Suite 210S
Washington, DC 20001

For: **Kevin White and Kristin Anderson**
Owner/Applicant
521 14th St SE
Washington, DC 20002

By: **Lacy Brittingham AIA**
Authorized Agent
1134 C St NE
Washington, DC 20002

Date: October 18, 2014

Subject: **BZA Application, Anderson-White two story rear addition**
521 14th St SE (Square 1043, Lot 0051)

Kevin White and Kristin Anderson, owners of 521 14th St SE, hereby apply for zoning relief to build a two-story rear addition, which is subject to 11 DCMR 223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES. The aspects of the proposed project that fall outside the current zoning regulations are as follows:

The proposed construction increases the lot occupancy from 653.5 sf (46%) to 939.7 sf (67%) which is 7% over the allowed lot occupancy for a row house in the R-4 zoning district (11DCMR 403.2) and 21% above the existing lot occupancy.

The proposed construction extends the existing 3.7' 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 rear addition will not unduly affect the light and air available to neighboring properties nor will it have a

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substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).

- B. The proposed addition will be similar in size and style to the existing row houses in the neighborhood.

II. Basis for Grant of Special Exception

Section 223 provides relief based on satisfying specific criteria under which additions to single-family dwellings may be permitted within a residential district as follows:

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

The east half of the 500 block of 14th St SE is comprised of residential homes and several commercial properties zoned C-M-1. The result of the commercial properties is that the center of the block is quite open (few structures) which provides light and air within the center of the block. The residential properties along 14th St mostly have deep lots that allow for large back yards even with the garages that exist at most of the houses in this location. The existing back yard between the existing garage and the existing house is 69.9 feet as is common in this row of houses. The proposed addition will still retain a more than 51 foot back yard between the existing garage and the addition. The proposed addition will be similar in scale to the addition at abutting property at 519 14th St. and will be smaller than the addition at 525 14th St. SE.

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

The proposed addition will not unduly compromise the privacy or enjoyment of neighbors. The proposed addition will not have any windows along the north property line and the existing fence will remain along the shared property line, thus prohibiting any views into the rear yard on the north side at 519 14th St. The proposed addition is set back from the property line to the south. The second floor windows are minimized and the existing fence will remain along the shared property line, blocking any views from the first floor windows of the addition. The neighbors to the west are commercial properties separated from the addition by a proposed 51.9' back yard, a garage and a public alley.

- 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 majority of houses on the block have an accessory structure (garage) on the public alley. A row of garages from 517 to 541 14th St. will largely block view of the proposed addition from the public alley. The proposed addition at 521 14th St SE will be

historically compatible with the neighborhood and will be similar in scale to the existing house.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lacy Brittingham", with a stylized, flowing script.

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