

3318 Fessenden St. NW

Thomas and Patricia Johnson

Detailed Statement / Burden of Proof for Special Exception

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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 second story addition over an existing first story structure.

Because the addition is housed under a steep roof with dormers, and with trim to match the existing house, it does not visually intrude on the character, scale and pattern of houses along Fessenden Street.

The next door neighbor to the east has a similar addition, and with the large tree between the properties, and the location of the neighbor's west

windows (sills at about 6' above the floor), their light and views will be unaffected.

In addition, this proposal (drawings and written description) has been shown to all of the neighbors within 200' of property line, and none have expressed any objection.



3318
Fessenden St.

(location of
proposed
second floor
addition on
existing first
floor structure.
Addition to be
under roof with
dormers.)



3312
Fessenden St.

(next door
neighbor to the
east with similar
addition)