

EXISTING AND INTENDED USE

The existing and new use of the property in Square 1413, Lot 809 at 2412 Chain Bridge Rd. NW is a single family home. The proposed addition will contain a kitchen, pantry, mudroom and rear porch.

SPECIAL EXCEPTION TESTS

An earlier non-conforming 11.33 ft. wide addition, built before the current owners purchased the house, exceeds the minimum 25 ft. requirement for rear yard in zone R-1-B by 7.75 ft. Owners would like to extend that non-conformance across the entire 24.33 ft. width of the house.

Possibly as a result of the steeply angled front property line, the original 2 story house is pushed back to within 27.5 ft. of the rear property line. This creates a hardship condition whereby a conforming addition at the rear of the house could only be 2.5 ft. wide.

Since the conforming residential use remains unchanged, the proposed special exception is consistent with the general intent and purpose of the R-1-B zone. There will be no additional traffic, noise, lighting or other effects detrimental to the neighboring properties caused by the construction of the addition.

This application meets the specific tests for a special exception as identified in Section 223 of the Zoning Regulations to allow for an addition to a one-family dwelling, as follows:

1. Par 223.2a. The light and air available to neighboring properties will not be unduly affected. The one-story addition will be built to the northeast of the existing two-story house. As such, the addition will not create any greater shadowing effects on neighboring properties in any direction.
2. Par. 232.2b. The privacy of use and enjoyment of neighboring properties will not be unduly compromised. The sides of the addition are windowless except for 2.5 ft. wide windows which wrap around from the rear face of the addition. The side windows correspond to the counter depth of the kitchen, making direct views through them difficult. An existing 6 ft. fence with 2 ft. tall lattice panels on top along the rear property line, in combination with an existing well-established closely spaced row of Bradford pear trees with a very dense branch structure, will screen views into the northeastern neighboring property from the rear windows of the addition.
3. Par 232.2c. The addition, as viewed from the street will not be visible. As viewed from the alley, it will not visually intrude upon the character, scale and pattern of houses and accessory buildings along the alley. To a large extent the view of the addition will be screened by an existing 6 ft. tall fence along the alley. The part of the one story addition visible above the fence will visually balance the massing of the existing one story porch at the front and side of the house.