

Merle Thorpe Architects

May 19, 2015

Project Statement

Hezir Addition
2907 P Street, NW

How this application meets the specific tests identified for Special Exception:

1. How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map:
The subject property lot size is only 1,876 sq. ft., in a zone where the minimum lot size is 3,000 sq. ft.; R-3. The proposed addition will only increase the lot occupancy from 53% to 56%, and will not extend back into the rear yard further than the dwelling does currently. The existing nonconforming sideyard (2 feet where 8 feet is required in R3 zone) is not being lengthened, only a second story added above the back 5'-2" of the building. The proposed addition meets all the other zoning requirements; use, height, side yards, courts, etc. (actually the proposed addition eliminates a nonconforming court on the other/east side.
2. How allowing the use will not affect the use of neighboring property – ie. traffic, noise, lighting, etc.:
The use is not changing.
3. How the proposed special exception meets the requirements of 3104.1, additions to one-family dwellings:

Per 223.2

- a. The light and air available to the property to the west, 2909 P Street is not at all affected by the proposed addition. The air available to the property to the east, 2905 P Street, is not at all affected by the proposed addition and the light is only possibly affected in a very slight way if at all. There might even be a slight increase in the light to the only nearby window because of the reflectance off the light colored siding.
- b. The privacy of use and enjoyment of both neighboring properties will not be unduly affected by the proposed addition. It doesn't extend back into the rear yard further than the dwelling does currently and no windows are being proposed that look upon either neighbor.
- c. The addition, as viewed from the street, alley, or other public way, does not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

The addition can only be seen from the sidewalk on 29th street, and just barely, during the winter months when the trees are bare, and only while looking over a 6 foot fence and across two back yards. The proposed addition will not extend back into the rear yard further than the dwelling does currently. It is visually more compatible with the character, scale and pattern of the houses along this street than the current rear of house.

Per 223.3

The lot occupancy with the proposed addition is only 56% of the 70% allowed in it's zone; R-3.