

REQUEST FOR A SPECIAL EXCEPTION

PURPOSE AND DESCRIPTION:

1. The property 329 36TH Street NE is located South of Benning Road NE, East of Kenilworth Ave, West of 35TH Street NE, North of Clay Street NE, **Lot 0008, and Square 5021**, Washington, and DC.
2. The property is zoned **R-3** and is a 2 Story Single Family Property type. The property consist of one (1) Lot 16' W x 80' D, totaling **1,280 S/F), with a 2 story Single Family Dwelling.**
3. The property is located in Ward 7 ANC7D04.

The Applicant proposes to improve the property with interior renovations and a 2 story addition replacing the existing 1 story addition at the proposed site. The proposed 2 story addition would increase the usable living space, and accommodate the increased family occupying the dwelling.

4. **Pursuant to Section 223.1 & 223.2** Approval of a two story rear addition to an existing 2-story single family Structure, located on a lot Area containing 1,280 S/F Required, 1,280 S/F provided (Exist), **Section 404.1 Special Exception of 4' of additional rear yard depth reducing the rear yard setback to 16' Requested (20' Required).**
5. **Pursuant to Section 223.1 & 221.2 Section 406.1** Special Exception of minimum allowed width of open court, 10' required, there is no open court as there is no addition to the adjoining property, and the proposed addition will follow the existing additions footprint in width. The proposed addition only increases the depth, and cannot impact the open court, as the addition is from lot line to lot line. The Applicant is requesting relief of this review with the approval of this Special Exception, for the interior renovation and 2 story addition of the existing single family dwelling, to include all Zoning Requirements that meets, (Height, FAR, Side Yard, Rear Yard, Lot Coverage, Parking Spaces, and Front Yard) (See Requirements Chart attached), and is in harmony with the existing buildings, (See attached Photos) and will not adversely effect the present character or future of the neighborhood.
6. The applicant will meet with the Advisory Neighborhood Commission 7D, in which the proposed project will be presented for approval by the full commission. The applicant is also seeking approval of the adjoining neighbors in support of the same type of addition. There are several properties within the neighborhood with the same type of addition and Open Court condition as the applicants proposed addition (See attached Photos). It is also noted that the current Zoning Regulations are under revision, and within this revision the Open Court requirements will change. The existing lot area is consistent with all other adjoining properties, and there is no room to expand to meet the required lot area.

7. Pursuant to Section **3104.1** of the District of Columbia Zoning Regulations, the applicant is requesting a **Special Exception** for interior renovation and 2 story addition to the 2 story single family dwelling. The approval of the proposed **Special Exception** and use of the site are in harmony with the existing community.

The Applicant is attempting to utilize the flexibility inherent in the Zoning Regulation to achieve the most efficient, attractive, and economical building design that creative approaches may yield. These optional approaches are intended to provide additional opportunities for creative design.

Furthermore pursuant to District of Columbia Zoning Regulations the proposed use will not substantially impair the integrity of any validly approved Zoning Regulation or functional Zoning Map. And that the proposed use will not adversely impact on the light, air, privacy of the neighboring properties to the north and south of the proposed addition. And the proposed addition will not have windows to the north and south walls, The proposed addition will have no affect on the health, safety, or welfare of residents or workers in the area. Also the proposed addition will not be detrimental to the use or development of adjacent properties or the general neighborhood; and the proposed site plan is in conformance with the current use in the general ward & ANC area.

SIGNED: _____ **DATE:** _____
OWNER: