

Statement of Reasons in Support of Application of Maurice Landes for a Special Exception to Permit a Rear Addition at 1239 East Capitol St. SE

1329 East Capitol St. SE is a two story with basement, masonry row structure constructed circa 1912. The current use of the building is single family residential and this will continue.

The owners wish to construct a two story rear addition with basement, extending from the existing 8'-0" to the south and being 10'-0" wide with a 6'-2" wide open court at the addition (4'-8" wide at the existing) to the west. The height of the existing open court is 29'-6", not meeting the height and width restrictions of section 406 of the zoning code. The addition will match the height of the structure to the west but not extend as far to the south. The addition will be shorter than the structure to the east and again not extend as far to the south. This addition will consist of a study opening to the rear yard at the basement level, an expanded kitchen and breakfast nook with exterior stair to the rear yard on the first floor, and an expanded bedroom on the second floor.

This application proposes and seeks a Special Exception for relief from the court yard width and height requirements (Section 406), lot width requirements (Section 401), and non-conforming structure requirements (Section 2001.3) pursuant to DCMR 11, Sec. 223.1. The structure meets the requirements of other code sections addressed in Section 223.1.

Burden of Proof

The proposed addition complies with the special exception requirements of Section 223.2 of the Zoning Regulations. In that the addition is equal to or shorter than, and does not extend as far the south as the structures to the immediate east and west the light and air available to neighboring properties will not be unduly affected. The privacy of the use and enjoyment of neighboring properties will not be unduly compromised. The addition will not be visible from East Capitol St. The addition, as viewed from the public alley to the rear will not substantially visually intrude upon the character, scale and pattern of houses along the alley.