

Gabriel and Stephanie Klein

1100 Euclid St, NW

Washington, DC 20009

October 19, 2015

Burden of Proof – Rear Yard Special Exception

BZA Case # 19066
1100 Euclid St., NW
Washington, DC 20009
Lot 0115 Square 2865
Zoned R-4
DCRA File Job #: B1505044

The corner site for the house at 1100 Euclid St NW, reveals a classic, unresolved architectural problem in the District of Columbia; how to design for a corner condition. While the house has a nicely resolved secondary façade on 11th street, the slope and land-locked yard, pushed up hard against a neighbors blank party wall, left only one solution when the garage was built (likely 90+ years ago based on materials): a 90 degree orientation toward 11th street, approximately 10 feet below grade, and under the back yard.

The owners and occupants of the house at 1100 Euclid St., NW, purchased and moved into the property in December of 2001, and now with a growing family, are seeking to renovate the house to fit their long term needs and avoid having to move. These needs include adapting the house to include: 1) adding a bedroom addition on top of the roof of the existing structure (already permitted), and 2) adding an accessory building over the existing garage for use as a home office for Mr. Klein's business (why we are applying for this exception).

History: According to some documented history, and accounts from a long time neighbor, the house at 1100 Euclid Street, NW, was utilized as a rooming or halfway house for elderly medical patients in the 1980s and Howard University student group housing in the 1990s, and evidently the garage was used as a commercial enterprise in the past. When Mr. Klein moved into the house in 2001, the garage was separately metered at commercial rates and was known as 1100-B Euclid St, NW, in Pepco records. The basement was also set up as an in-law suite/apartment like many of the other houses on the block and in the neighborhood.

Accessory Building:

Because of its land-locked position on a corner on a steep slope, the existing garage faces 11th Street because there was no alley for access. Similarly, the steep, built-up slope put the garage on a level below the back yard, which faces the blank party wall of the adjacent neighbor.

The present owners would like to build an accessory building on top of the existing garage for use as an office. This proposal will require a rear yard special exception, resulting in a reduction of the minimum rear yard setback from 34 feet to a 15 foot, 6 inch space between the back wall of the house and the accessory building. It should be noted that the property has a generous front yard, housing a large vegetable garden, as well as a sizeable side yard fronting 11th street, again as a result of the corner condition.

These adaptations (additional live-work space and the reduction in the rear yard) represent the general social trends of the city of Washington as it grows and adapts. The growing demand for housing within the District will require greater intensification and efficient use of space, and also the growing need for energy efficiency, which reinforces the trend toward smaller units within existing owner occupied houses, particularly near transit. This trend will also accommodate and support the stable development of families who are committed to staying in the District and ageing-in-place, both social goods. As families age and change in size and structure, so do their housing needs, and more families in Washington staying for the long term creates more social stability and a stronger tax base. Last, the nature of work is changing in cities, and Mr. Klein's entrepreneurial activities, like tens of thousands of other DC residents, demand more flexibility in what has traditionally been living space - or in this case, space with uses that have changed over time, per the history of our house and garage at 1100-B.

We believe these two proposed adaptations will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map and we thank the Board of Zoning Adjustments in advance for their consideration of our request.

Thank you.

A handwritten signature in dark ink, appearing to read 'Gabriel Klein', with a stylized, overlapping loop structure.

Gabriel Klein

A handwritten signature in dark ink, appearing to read 'Stephanie Klein', with a more fluid, cursive style.

Stephanie Klein