

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of The 1626 29th Street NW Trust
ANC 2E

STATEMENT OF THE APPLICANT

This is the application of The 1626 29th Street NW Trust (“**Applicants**”) for special exception relief to construct a modest addition to the rear of their semi-detached house. The subject property is located at 1626 29th Street NW (Square 1283, Lot 806) (“**Property**”). The Property is located in the R-3 Zone District. An excerpt of the D.C. Zoning Map is attached as Exhibit B, and a Surveyor’s Plat is attached as Exhibit C.

I. Nature of Relief Sought

The Applicant requests that the Board of Zoning Adjustment (“**BZA**” or “**Board**”) approve a special exception under Section 223 (11 DCMR § 223) for relief from Section 403 (11 DCMR § 403) (lot occupancy) to allow a lot occupancy of 43.8%.

II. Jurisdiction of the Board

The Board has jurisdiction to grant the special exception relief requested pursuant to Section 3104.1 of the Zoning Regulations (11 DCMR § 3104.1).

III. Description of the Property and Surrounding Neighborhood

The Property is located in the Georgetown neighborhood of Ward 2 and has a land area of approximately 2,888 square feet. The Property is bounded to the north by a semi-detached

single family dwelling, to the south by a semi-detached single family dwelling, to the east by 29th Street, and to the west by a public alley.

The Property is improved with a three-story semi-detached single family dwelling that was constructed circa 1900 (the “House”). The House has a side yard to the north that has a minimum width of 5'-7", and it is attached to another semi-detached dwelling to the south. The House has a lot occupancy of 37% and a deep rear yard measuring approximately 37 feet.

The Property is in a residential neighborhood of moderate density. The Property is surrounded primarily by single family homes, some of which are detached dwellings on large parcels of land, such as to the north and northwest. The neighborhood is characterized mostly by row dwellings, with some semi-detached dwellings in the immediate vicinity of the Property.

IV. Description of the Project

The Applicants plan to update the turn-of-the-Century House in order to provide more living space for their family. As a part of this update, the Applicants plan to construct a modest one-story addition at the rear of the House. Though the proposed addition will contain only 204 square feet, it will enhance the Applicants’ enjoyment of their home by enlarging the existing living and kitchen area of the House. As shown on the plans in Exhibit D, the addition will provide a family room that flows into the kitchen in order to allow the family to spend quality time together cooking, eating, and relaxing. Like most families, the Applicants’ family spends much of its time in or near the kitchen and proposes the addition to facilitate that contemporary lifestyle.

The proposed addition will be approximately 17.9 feet wide and 12 feet deep. With the addition, the lot occupancy of the House will increase to 43.8%, which exceeds the maximum permitted of 40% for a semi-detached dwelling. With the proposed addition, the rear yard depth

will decrease to approximately 25 feet, but it will be well in excess of the minimum requirement of 20 feet. The width of the side yard next to the addition will continue to be at least 8'-11", which will be greater than the minimum requirement of eight feet.

V. The Application Meets the Requirements for Special Exception Relief under Section 223 of the Zoning Regulations

The standard for special exception relief is that the proposed project is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and that relief can be granted without adversely affecting neighboring properties. Section 223.2 provides specific standards by which to evaluate such a request for this special exception relief. As demonstrated below, this application satisfies these standards.

A. The Light and Air Available to Neighboring Properties Shall not be Unduly Affected

The proposed addition will not affect light and air to neighboring properties. The rear addition will be only 14'-8" tall, while the rest of the existing house will remain at a height of 41'-9". Furthermore, the addition will occupy a very small footprint of 204 square feet. Therefore, only the adjacent properties to the north and south will experience any sort of impact, albeit negligible.

Light and air to the property to the north will not be affected as a result of this modest addition. The addition will not cast shadows on or block light to the northern-adjacent property because it will be separated from the property line by 9'-10", and the house to the north will be separated from the property line by another 9'-1". Thus, the considerable open space between the proposed addition and the northern-adjacent property will preserve the availability of air.

Also, light and air to the property to the south will not be affected by the proposed addition. Because the proposed addition will be to the north of that property and will contain only one story, it will not cast any shadows or otherwise obscure light to the southern-adjacent

property. The diminutive height and size of the addition (14'-8" tall and only 204 square feet) will not noticeably restrict air on the southern-adjacent property. The proposed addition will extend back 6'-2" further than the rear wall of the adjacent house, but because of its modest dimensions, the availability of light and air to the rear yard of the southern-adjacent property will not be unduly affected.

B. The Privacy of Use and Enjoyment of Neighboring Properties Shall not Be Unduly Compromised

As discussed above, the proposed addition will be minimally visible to the northern- and southern-adjacent properties. However, due to side yard separation and distance from the neighboring house, the proposed addition will not have more than a negligible impact on the privacy of use and enjoyment of the northern-adjacent property. Also, because of its diminutive size, the proposed addition will not impact privacy or use and enjoyment on the southern-adjacent property. The proposed addition will not have any south-facing windows, and because it will be only one story, it will not give residents of the House any new vantage point from which to view into the southern-adjacent property. Also, the Applicants will make significant improvements to the rear garden to beautify it. This attractive new garden will benefit the neighbors as well as the Applicants. Therefore, the addition's small size and quality design will prevent it from having any adverse impact on the use and enjoyment of the southern-adjacent property.

C. The Addition, as Viewed from the Street and nearby Alley, Will Not Substantially Intrude upon the Character, Scale, and Pattern of Houses Along the Street Frontage

The addition will not be visible from the street, and it will be minimally visible from the alley. It will be narrower than the House, so it will not be visible from a direct view from 29th Street. Even from slightly further north on 29th Street, the addition will be back far enough and

recessed from the side lot line far enough that it will be only slightly visible. Additionally, the property is elevated above the sidewalk and street, further reducing the visibility of the proposed addition. From the alley, as shown in the rear elevation, the addition will be nominally visible and will not affect the character or pattern of houses. The one story addition will maintain the character of the House, and the features of the House on the upper stories will continue to dominate the visual field of the House from the alley. Therefore, the addition will not substantially intrude upon the character, scale, and pattern of houses along the street because of its small size and very limited visibility from any public vantage point.

D. The Addition is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps

The proposed addition will be only one story and will expand the footprint of the House by only a nominal 204 square feet. It will have a negligible, at most, impact on surrounding properties. The lot occupancy resulting from the proposed addition will be only 3.8% greater than the maximum permitted and well below what would otherwise be permitted if the House were a row dwelling, which is permitted in this zone. Therefore, because the proposed addition will not adversely affect light and air to neighboring properties; will not unduly compromise the use, enjoyment, and privacy on neighboring properties; and will not substantially intrude upon the character, scale, and pattern of houses along the street, the addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map.

VI. Exhibits

Exhibit A	Application Form, Self-Certification Form, and Authorization Letter
Exhibit B	Excerpt of D.C. Zoning Map
Exhibit C	Surveyor's Plat
Exhibit D	Architectural Plans and Photographs of Property
Exhibit E	Property Owners within 200 Feet of the Property

VII. Conclusion

For all of the above reasons, the Applicants are entitled to the requested special exception relief in this case.

Respectfully submitted,
GOULSTON & STORRS, P.C.

A handwritten signature in blue ink, appearing to read "Allison Prince / CK".

Allison Prince

A handwritten signature in blue ink, appearing to read "Cary Kadlecek".

Cary Kadlecek