

**Statement of Reasons in Support of
Application of Gregory Dotson and Janine Brenner for a Special Exception
to Permit a Rear Addition
at 1118 E Street, SE**

1118 E Street SE is a two story, with basement, attached masonry row house constructed circa 1911. The home currently has a first floor kitchen to the rear with a bedroom above, with a screen enclosed rear porch. The owners would like to extend the kitchen into the area occupied by the existing porch, and to extend the second floor bedroom above to the extents of the same porch. The dimensions of the existing porch are 11.67' wide by 7.2' deep with an area of 84.0 sq. ft. The project would maintain these dimensions and area, the current footprint of the structure would be unchanged. The property to the east has an existing two story rear extension, our project would match it in extent to the rear and height. There is an open court to the west, 25.9' long by 5.2' wide, that will remain unchanged.

The applicant seeks a special exception requesting relief from the lot dimensions (401), lot coverage (403), court yard height and width (406), and nonconforming structures (2001.3) requirements pursuant to DCMR 11, Sec. 223.

Burden of Proof

The proposed project will comply with and satisfy the requirements of Section 223 of the Zoning Regulations. It will not have a substantially adverse affect on the use or enjoyment of any abutting neighbor or adjacent dwelling or property as indicated below.

1. The light and air available to the neighboring properties shall not be unduly affected.

The addition will not extend beyond the rear wall of the eastern neighbors house. With respect to the property to the west, the existing court yard of 5.2' plus the neighbors open court of provide a separation of approximately 8.75' between the structures, ample to provide light and air to each property.

2. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised. The conditions of privacy of use and enjoyment of the neighbors will be virtually unchanged.

3. The addition, together with the original building, as viewed from the street or any public way shall not substantially visually intrude upon the character, scale and pattern of houses along the E Street frontage. The project will not be visible from the E Street frontage, the second floor bedroom addition will be visible above the existing garages fronting Walkers Court.