



September 29, 2015

**RE: 2131 N Street, NW
Washington, DC 20037**

Special Exception Documentation as per DC Board of Zoning Adjustment
of the District of Columbia

Applicant's Burden of Proof for Special Exception Applications

The owner of 2131 N Street, NW (DC Square 0069, Lot 0181) desires to add an extension to the existing third floor of the house.

Therefore, the owner is seeking a Special Exception to that regulation under DC Zoning Regulation 223.1 to permit a third-story addition to an existing non conforming SFD row Structure that exceeds the maximum lot occupancy of section 403 for the (DC/R-5-B) residence zone (Section 3103.2)

The existing property was originally built with a difference set of zoning codes. New zoning codes were over laid on the property in the 1950's that made the existing house nonconforming. The ownership does not wish to add any additional lot coverage. Also, The proposed addition that is being added to the building will be under the maximum allowable 1.8 FAR.

And

Special Exception from 223.1 to permit a third story rear addition to an existing nonconforming SFD row structure that does not meet the minimum open court requirements of section 406 for the DC/R-5-B Residence Zone, Section 3103.2

Again, The existing property was originally built with a difference set of zoning codes. New zoning codes were over laid on the property in the 1950's that made the existing house nonconforming. The current code requires the open court to be 5'-0". The property has an Open Court of 4'-6". The new addition will be adjacent to the open court, but not the full length of the court and will use the existing walls for support. The addition will not diversely effect the neighbor that the house shares the court with because the neighbor is on the West side of the court and even before the addition does not receive direct sunlight beyond a limit amount of morning sun in the summer months. They will still have access to sun,

wind, and sky. The addition is also replacing a small deck that already has a fairly tall fence surrounding it so the addition will not be that much larger.

Please contact us if there are any questions.

Agent for Owner:
Soe Lin & Associates, LLC.
4340 East West Highway
Suite 105
Bethesda, MD 20814
301-986-9300