

**Statement of the Applicant
Request for Special Exemption Approval
3621 Jocelyn Street, NW**

Patricia Harris and Sandor Slager ("Applicant") are the property owners of 3621 Jocelyn Street, NW (Square 1990, Lot 115) (the "Property") and are requesting special exception approval under the Zoning Regulations to allow a second story addition that will extend nine feet into the rear yard setback and thus does not meet the rear yard setback requirements of Zoning Ordinance Section 404.1. The proposed addition will allow for an extension of the second floor and provide for more generously sized rooms and additional needed closet space. No additional bedrooms or bathrooms are being added as a result of the proposed addition.

The Property is located in the R-2 zoning district, which absent special exception relief, requires a 20 foot rear yard setback. In 2001, the Board of Zoning Adjustment granted special exception approval for the Property pursuant to Application No. 16751 (Attachment A) to allow the construction of a one-story rear addition that projected nine feet into the 20 foot rear yard setback. The proposed second story addition will be constructed on top of the previously constructed first floor addition. Like the rest of the house, the second story addition will have a pitched roof that will measure 25 feet at its highest point, well below the 40 foot height limit allowed in the R-2 Zone.

The Applicant is proposing a design consistent with the existing architecture of the house, including the prior addition. As a result, the addition will be compatible with the existing structure and the houses immediately surrounding the Property. As indicated by the elevations, fenestration will be provided on all three sides of the addition, which provides a balance to the design, as well as visual interest. The exterior of the second floor addition will be hardi-plank, which matches the existing first floor exterior.

Large tall, mature oak trees, with heights likely exceeding 60 feet are located to the east and the west of the proposed addition. These trees provide a generous buffer and mitigate the visual impact of the second floor addition from the adjacent neighbors.

There are numerous two-story rear additions throughout the neighborhood. The construction of a second floor addition on the Property that extends just nine feet into the rear yard setback will not be inconsistent with other homes in the neighborhood.

The Special Exception Request Meets the General Special Exception Requirements of Section 3104.1

The proposed addition is consistent with the general intent and purpose of the Zoning Regulations and Zoning Map. The R-2 Zone is intended as a zone for one-

family and semi-detached houses. The proposed addition will not change the nature of the existing house on the Property; the addition will simply allow for interior space that is better suited to the needs of the Applicant's family, which now includes teenage children. As noted, there will not be an increase in the number of bedrooms or bathrooms and thus the intensity of the house will not change. Moreover, the existing setbacks at the ground level are not changing as a result of the special exception. The setbacks have already been established by the granting of the prior special exception and the construction of the first floor addition.

An extension of the proposed addition an additional nine feet will not affect the use of the neighboring properties. Importantly, we have shared the proposed plans and elevations with all of our adjacent and confronting neighbors and they have all indicated that they are supportive of the addition, as evidenced by the attached petition (Attachment B). Thus, no one will be adversely affected by the proposed addition. The Property is bounded on the north by a 15 wide alley, which further distances the rear façade of the proposed addition from the neighboring properties to the north and results in a 26 foot separation between the addition and the adjacent property to the north.

The proposed Special Exception meetings the specific requirements of Zoning Regulation 223.2 for zoning relief for single-family dwellings

In addition, pursuant to Zoning Regulation 223.2 the nine foot extension of the addition will not have a substantial adverse affect on the use or enjoyment of any abutting property, with respect to the following:

1. The light and air available to the neighboring property will not be unduly affected;

The light and air available to the neighboring properties will not be unduly affected. The proposed second floor addition does not extend further into the rear or side yards than the existing first floor. The addition is located more than 28 feet from the property to the east and 7 feet from the property to the west, and the special exception is only to allow the second floor addition to extend nine feet into the rear yard setback. The alley-accessed driveway to the property to the west is located immediately adjacent to the Applicant's property, thus providing a greater distance between the proposed addition and the back yard of the neighbor. In regard to the properties to the north, as a result of the alley, the distance to the properties to the north is a minimum of 26 feet, which exceeds the rear yard setback requirement. Moreover, this distance is significantly greater than the distance between many homes in the neighborhood, especially those located on a corner lot, where the houses back up to the sideyards of the adjacent houses. These corner houses do not have the benefit of the rear alley to add additional distance between the homes and yet the relationship is compatible.

2. The privacy of use and enjoyment of neighboring properties will not be unduly compromised;

The privacy and use and enjoyment of the neighboring properties will not be unduly compromised. Again, the proposed second floor addition does not extend further into the rear or side yards than the existing first floor. The proposed second story addition does not provide for any upper story decks or porches, and the placement of the windows will in no way impact the privacy of the neighboring properties. There is a mature, white oak tree which is likely more than 60 feet tall between the Applicant's property and the property to the east, which provides a significant buffer. Separating the Applicant's property from the property, to the west is a fence on the Property, the neighbor's driveway and the neighbors six foot tall board-on-board fence.

3. The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and

As indicated by the elevations and photos submitted as part of the application, the addition as viewed from the street and alley will not substantially visually intrude upon the character, scale and pattern along the subject street frontage. The second story addition would be located at the rear of the house and thus only visible from the public alley. Architecturally, the addition is in keeping with the style of the Applicant's house, which is comparable to the style of the other dwellings located along the alley. Further, the addition will not extend any further into the rear or side yards than the existing first floor of the subject house.

4. In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

The Applicant has included as part of their application plans, photographs and elevations to demonstrate that the proposed addition is compatible with the surrounding area.

For the reasons set forth below, we respectfully request the Board of Zoning Adjustment's approval of the requested special exception.

Respectfully submitted,



Patricia Harris



Sandor Slager