STATEMENT IN SUPPORT OF BZA APPLICATION # 16615

Owner: Sharon O'Reilly
Address: 3208 Volta Place, NW: Square 1255, Lot 225.

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

Lot size:	1,934.4 square feet
Existing footprint of structure:	1,170.14 square feet
Proposed footprint of structure:	1,218.98 square feet

This is a two story owner occupied single family dwelling in an R-3 District. Although the structure is technically a semi detached house because of a very narrow 1' - 8" wide side yard on one side, it looks like a row house. As a row house, the allowable percent of lot occupancy would be 60%. As a semi-detached house, the allowable percent of lot occupancy is 40%. The actual percent of lot occupancy of the current structure is 60.5%. Consequently, the structure is non-conforming because it exceeds the allowable percent of lot occupancy and, according to Article 2001.3, cannot receive an addition.

The proposed addition by projecting as shown in the drawings would also create a non-conforming open court, as defined by Article 406 and it would extend a non-conforming side yard, as defined by Article 405. It would also increase the already non-conforming percent of lot occupancy, as defined by Article 403.

With the proposed addition, the percent of lot occupancy will be 63% and the proposed project will not be in compliance with Articles 403, 405 and 406. Consequently, it is eligible for consideration under Article 223 as a Special Exception.

The proposed addition is a 12 foot wide balcony projecting at the rear second level 2' 6" over the rear yard. The projecting balcony is cantilevered construction and will not include any structure below the second level. It will be constructed of metal railing and metal grating.

This Special Exception should be granted because:

- The light and air available to neighboring properties will not be unduly affected because of the small projection of the balcony, because it set back from the property lines, and because it will be constructed of light metal grating and railing material which will allow the passage of light and air.

- The privacy and use and enjoyment of neighboring properties will not be affected because the subject lot backs onto a parking lot and alley and because its very limited projection of 2' 6" will not unduly affect the neighboring residential property to the west.

BZA
Case No. 16615
Exhibit No. 15

Board of Zoning Adjustment
District of Columbia
CASE NO.16615
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- The addition will not be visible from the street. Although it will be visible from the alley, it will not substantially visually intrude upon the character or scale of the rear elevations because of its small size and light construction.

The Owner will contact the neighbors and will attend both the ANC and local citizens' group meetings to explain the proposed addition.