Canfield-Thomas House Addition
220 5th Street, SE (Sq. 843, Lot 804)

Statement of Conditions and Basis for Special Exception

The owners at 220 5th Street, SE wish to apply for a special exception to the District of Columbia Zoning Ordinance. The subject property is located in an R-4 district. The street of the subject property contains mostly rowhouses, with only a few semi-detached houses, one of which is 220 5th Street, SE. There is an 8'-5" side yard on the south side of the subject property. The owners propose to construct a two-story (8'-5" x 14'-8") addition in the existing side yard. The proposed addition would provide an entrance vestibule and a child's bedroom.

Specifically, the owners wish to request relief from **Sections 405.2 and 405.3**, which respectively require a side yard for any one-family semi-detached dwelling and a side yard when a one-family dwelling does not share a common division wall with an existing building. The proposed addition would extend to the property line, but the new exterior wall would not be in common with the neighboring house. Thus the subject property would still be considered semi-detached, requiring an eight foot side yard. The adjacent property owner's house, located on the south side of the subject property, is located 3'-7" away from the property line. Thus when the addition is constructed, there will be a 3'-7" wide court in between the proposed addition and the neighboring house.

Section 223.1 provides for the means by which a special exception to the above conditions can be granted, permitting approval by the Board of Zoning Adjustment. This court condition created by the proposed addition is quite common in the Capitol Hill neighborhood and is characteristic of the density of rowhouse development within the community. The addition will not have substantially adversely affect the use or enjoyment of the adjacent property. The adjacent property owner, located at 222 5th Street, SE (lot 803), has written a letter (see attached) attesting his support to this project. The addition also will not visually intrude upon the character, scale and pattern of houses along the street. The project was approved by the DC Historic Preservation Review Board in May 2000 (see attached).

BZA
Case No. 16755
Exhibit No. 7

filed on
6/13/01
EB

Board of Zoning Adjustment
District of Columbia
CASE NO.16755
EXHIBIT NO.7