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Statement for Special Exception for 5129 Macomb Street, NW

This project originally came before BZA in 2001 as Application No. 16694 for a Variance. It was denied a Variance on the grounds that the project did not represent enough of an "exceptional practical difficulty". This represents a new application for a Special Exception. The original application was made before Order 946 approving Text Amendment no.. 01-10TA, which now permits this project to be considered as a Special Exception.

The present project differs significantly from the originally proposed project of Application No. 16694 only by omitting the chimney.

The proposed addition intrudes very little into the required rear yard, as can be seen from the drawings. It is not visible from any public street or way. It will not adversely affect the neighborhood or the neighboring properties because it is small and well concealed from view. There will be ample yard space remaining for light and ventilation both to the subject property and to the neighboring structures. There exists ample screening and surrounding space so that privacy to the neighboring properties will not be unduly compromised, as can be seen in the photographs and the drawings. In addition, all contiguous property Owners have been notified by the Owners of this proposed addition and the requirement for a Special Exception, and all of them have signed a document, here included, which indicates that they do not object to the proposed addition or the request for the Special Exception.

The Owners will appear before their local ANC to explain the addition and to request their support.

BZA
Case No. 16837
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16837
EXHIBIT NO.4