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the Board. The new family room will protrude approximately 11.8 feet into the 20 feet rear yard, but will not increase any non-conforming aspect of the property. There would be approximately 8.6 feet between the new rear addition and the 16 feet public alley to the south.

DOES THE APPLICATION MEET THE SPECIAL EXCEPTION TEST?

Will the special exception be in harmony with the general purpose and intent of the Zoning regulations and Maps?

Yes. The proposed new family room will be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The subject dwelling is a non-conforming use, constructed prior to the adoption of the Zoning Act of 1958. It does not fully comply with all of the regulations that have been implemented since its construction. The intent of the R-2 zone is to allow single-family detached and semi-detached dwellings. Semi-detached dwellings are required to have lots of at least 3,000 square feet and detached units are required to have lots a minimum of 4,000 square feet. These units are expected to provide rear yards a minimum depth of 20 feet. The new addition will be a 16.6 feet deep by 16.2 feet wide one-story addition on the rear of the subject single-family dwelling. This proposal would result in a dwelling that will continue to be used as a single-family dwelling. There are at lease three other houses on the 4400 block of Faraday Place with new additions on the rear.

One of the intended applications of Section 223 is to provide housing modification relief for owners of dwellings that pre-date zoning. If property owners in the R-2 zone district could not obtain relief from the BZA, when there is a need to make modifications to structures, it could have a negative affect on neighborhood stabilization. The granting of the requested special exception to allow for a small addition to such dwelling is an appropriate application of Section 223 of the Zoning Regulations.

Will the special exception adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps?

No. The proposal to build a one-story rear addition to the property at 4432 Faraday Place, N.W., will not adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps. The addition will not be visible from the front of the property and there are sufficient buffers (trees, evergreens and wooden fences) at the rear alley to minimize the visibility of the addition from view of most other neighboring properties. The applicant has the support of the neighbor on the west sides of the subject property, as well as general neighborhood support. Most of the houses on the square pre-dates zoning and many are in the same situation (need for more space) as the applicant. OP is not aware of any expressions in the community, that the proposed addition would adversely affect the neighborhood.

BZA
Case No. 16921
Exhibit No. 24A

Board of Zoning Adjustment
District of Columbia
CASE NO.16921
EXHIBIT NO.24A