District of Columbia Municipal Regulations

223 Additions to One-Family dwelling or Flat (1)

223.2 The addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

a. The light and air available to neighboring properties shall not be unduly affected;

Ans. The light and air available to neighbors will in no way be hindered. The is presently no light coming through on the side we are planning on doing construction.

b. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

Ans. The privacy of any neighbor will not be compromised in any way what's so ever. Both neighbors have large yards (albeit, not as large as ours) and after discussing this neighbors, all our in agreement that no privacy will be given up.

c. The addition, 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

Ans. The addition will not be viewable from the street at all. The only way the addition can be viewed is if one is looking over our 8-foot fence in the back alley. The character of the house will not change in any way, not the scale or pattern of other houses in the area. And certainly the street frontage will in no way be altered.

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB 12 AM 11: 44

BZA
Case No. 17003
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17003
EXHIBIT NO. 7

d. And demonstrate in compliance with paragraph a, b, and c of this sub-section, the applicant shall use graphical representations such as plans, photographs, or elevation and sections drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and vies from public ways.

Ans. Included in this application are all the drawings and plans for the building that have been asked for. Photographs of the property have been included. These photographs include interior and exterior shots.

223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty percent (50%) in the R-1 and R-2 District or seventy percent (70%) in the R-3, R-4, and R-5 Districts.

Ans. The dwelling shall not exceed the 70% of the property. According to the Notes and Computations given by the district we are allowed 1,536.96 Sq. Ft to build. We will only be using 816.75 Sq. Ft. Far below the allowed requirements for square footage. Actually, a little more then 50% of the property will be used.

223.4 The Board may require special treatment in the way of design, screening comma, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

Ans. If the board requires this then it will be incorporated in the plans.

223.5 This section may not be used to permit the introduction or expansion of a non-conforming use.

Ans. This is understood.

From the application instructions.

Item noted as C:

C. A detailed statement of existing and intended use of such building or part of building.

There is presently a semi-detached dwelling located at 1420 A ST SE, (Ward 6) and we are proposing to extend out the kitchen, (located downstairs) by three to four feet. In addition to the kitchen modifications, we are planning on building on top of that kitchen a second story room addition that would be adjacent to the already existing room. The room upstairs is far to small for single-family usage and thus the extension. The kitchen is far too small for single-family usage and thus the extension for the kitchen.