O S S O L I N S K I
ARCHITECTS

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN 20 PM 1:57

28 May 2003

Ms. Jerrily Kress
Director, Office of Zoning
441 4th Street, NW
Suite 210 South
WDC 20001

Re: Zoning Self-Certification for 1118 East Capitol Street, NE
STATEMENT

Dear Ms. Kress;

This Special Exception request is for an existing 2- family row dwelling in the R4 Zone at the above address. The house will remain a 2-family row dwelling.

The existing house sits on a lot area 1630 SF and has a lot occupancy of 66%. We are requesting 2 (two) Special Exceptions.

1) The first is to build two additions to the residence on the existing lot, which is smaller than currently required. This Special Exception is required under SS223.1 as it relates to SS 401. Section 401 requires a minimum lot size of 1,800 SF and the current lot is 1,630 SF.

2) The second Special Exception is required under SS 223.1 as it relates to SS 403 to allow a lot occupancy of up to 70%. Section 403 requires a maximum of 60% lot occupancy for a row dwelling. The current lot occupancy is 66%. The proposed lot occupancy is 70%.

The row dwelling in question is on an interior lot surrounded on both sides by longer and higher row dwellings. The 2 adjacent row dwellings each have greater lot occupancy than would result on this property if the Special Exception is approved.

Under SS 223, each special exception must comply with the four criteria as listed below:

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

Allowing the additions will not unduly affect the light and air available to neighboring properties.
The proposed rear addition does not project past the rear face of the adjacent properties of either side. The new addition will recessed back approximately 8" from the row dwelling at the East. The new addition will be recessed back from the porches of the row dwelling on the West by approximately 2'-10". Because the addition remains back from the neighboring properties, is shorter than the neighboring properties, and is on the north side of the house, there will be no undue effect on light and air on those properties.

5232 44TH STREET NW SUITE 3
WASHINGTON DC 20015
V:202.966.9449 F:202.966.8661

BZA
Case No. 17048
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17048
EXHIBIT NO. 9

The smaller, one-story and basement addition is built between the existing exterior wall of the Owner's house and the neighbor's windowless 3-story party wall. This will have no effect on any neighbors' light and air.

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

Allowing the additions will not unduly compromise the use and enjoyment of neighboring properties.

Because the rear addition remains recessed from the neighboring houses on either side, the privacy of use and enjoyment of adjacent (East & West) properties is not unduly compromised. Privacy of use and enjoyment of properties directly across the alley to the North will not be effected because those properties front the alley continuously with windowless garage walls and doors.

The smaller, one story and basement addition, proposed for a portion of the existing open court, is built against the neighbor's 3-story, windowless party wall. It will be recessed approximately 24'–3" from the face of the adjacent (West) neighbor's rear porches. It will not be visible from either of the adjacent neighbors' properties. Therefore this addition will not compromise the use and enjoyment of either property.

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 street frontage.**

The proposed additions will not substantially intrude on the pattern of development along the alley from which it is visible.

The existing buildings along the alley are the rear entrances of houses fronting Lincoln Park and are characterized by the alternating solids and voids of buildings and narrow courts. The courts allow light to enter the center rooms of the row dwellings. The proposed additions retain the court on this property, thereby maintaining this "solid-void" rhythm.

The existing buildings along the alley frequently have rear porches attached to them, providing depth to the buildings with deep shadows, thus establishing a frequently ambiguous distinction between inside and out. The proposed additions will reinforce this characteristic by replacing a flat, shadowless stucco addition, an anomaly on the alley, with an articulated addition, transparent with expanses of glass, akin to an open porch. The design incorporates a rail which further reinforces this relationship. The scale of the addition will be more in keeping with the scale of adjacent neighbors, as it incorporates metal or concrete siding, and the articulation of the fireplace and chimney as elements.

The rears of the existing row dwellings along this alley are of various, though similar, lengths. This establishes a recognizable distinction between houses. The proposed additions reinforce this character by remaining recessed from, and shorter than the adjoining row dwellings.

d. **Compliance with a, b, & c, above, shall be by graphical representations such as plans and photographs or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and view from public ways.**

Attached with this application are sufficient drawings and photographs.

This request is respectfully submitted so that the Owners of the house can accommodate their changing needs as they enter retirement.

Sincerely,

Matthew M. Ossolinski, AIA
Principal

Greg Gay & Marlane Liddell
Owner