Deborah Gelin
1404 29th Street NW
House Alteration
BZA Application for Special Exception

Part C.

1404 29th Street, NW is a two story single-family residence. It will continue to function in this way following the addition of 96 square feet to the rear portion of the second floor. The addition allows for a larger bathroom and closet adjacent to one of the two bedrooms in the house.

Part D.

This application meets the requirements of the special exception in the following ways:

1. The modest addition of volume to the second floor will not appreciably affect the light and air available to the neighboring properties. The residence immediately to the north already extends as far and as high as the proposed addition making the addition un-noticeable in their side yard. The neighbors to the south have rear and side yards protected by dense foliage or walls ensuring that the addition will have no impact on their light and air either.
2. As described above, the addition will not adversely affect the privacy of use and enjoyment of the neighboring properties.
3. The only view that exists of the addition is through the rear yard of 1402 29th Street from O Street. Currently one has a mostly obscured view of the rear of 1404 29th Street as well as the rear portion of 1406 29th Street. When the addition is completed this view will not be significantly altered because this part of 1404 29th Street sits approximately 45 feet from the sidewalk and the view toward it is very narrow. In addition the existing plants in the rear yard of 1402 29th street create a screen, blocking most of the view.

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Board of Zoning Adjustment
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