RECEIVED
D.C. OFFICE OF ZONING
2003 SEP 22 PM 2:27

Special Exception Application
John Echeverria and Carin Pratt
1016 Massachusetts Avenue, N.W. , Square 965, Lot 41

The criteria in section 223 are met in this case:

The proposed addition shall not have a substantial 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.

The proposed addition will not unduly affect the light and air available to neighboring properties. 1016 Mass. Ave, N.E. is a single family residence, and the neighboring properties are single family residences (with English basement rental apartments). The third floor of 1016 Mass. Ave. N.E. consists of one bedroom and an open air deck, enclosed by a (permitted) fence. The proposal is to install a bathroom on the third floor. This will involve converting a portion of the deck into a bathroom space. The addition will be on the rear side of the third floor. Because of the fence surrounding the deck, the addition will be invisible to all adjacent and nearby properties. Currently, the rear wall of the third floor does not extend all the way to the plane formed by the rear walls of the third floors of the adjacent properties, 1014 and 1018 Mass. Ave. The proposed work will extend the back wall of the third floor of 1016 Mass. so that it will be even with the rear third floor wall at 1014 Mass. The third floor of 1016 Mass will extend about two feet beyond the rear third floor wall of 1018 Mass.

The proposed addition shall not have a substantial adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular (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.

The proposed construction will not intrude upon neighboring properties or the community because the proposed addition will not be visible from any adjacent properties.

In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

Photographs and architectural drawings are included with this application.

****

The property is in the R-4 district. The lot coverage of the existing structure is approximately 65.2%. After the completion of the construction, the lot coverage will still be 65.2%

BZA
Case No. 17091
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17091
EXHIBIT NO. 4