Andre F. Houston, Architect

Statement in Support of Special Exception for 1418 Columbia Street, NW

The current structure at 1418 Columbia Street is presently undergoing a two story infill addition added to it to fill in the current side court and a 5.75 foot deep rear porch addition with a 2' cornice. This is within the 60% of lot occupancy permitted by the DC Zoning Ordinance, and is consequently a matter of right. This addition has been permitted and is under construction.

The owners are requesting that the porch be permitted to extend an additional 2.25' beyond the permitted cornice for a total of a 10' depth. This would increase the percentage of lot occupancy to 64%, or slightly above the Zoning Ordinance requirement of 60%. These different requirements are shown on the attached diagram. Attached sketches also show what the proposed porch will look like.

Please note that the proposed porch will not extend beyond the adjacent neighbor's house to the south. Even with the larger porch, the neighbor to the south will continue to have a structure which is deeper than this proposed structure, making the impact on his property almost invisible. The neighbors to the north have substantial evergreen shrubbery which will effectively conceal and add privacy to the proposed porch, as can be seen in the attached photographs. In addition, it should be noted that the porch will be fully open on the back and the sides, so that there will be no impact on the light and air to the neighborhood. The only "structure" of the porch which will project beyond the required rear yard line will be the four narrow posts and a section of the roof.

For these reasons, we are asking the Board of Zoning Adjustment to find that the proposed addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, and in particular that the light, air and privacy of the neighboring properties will not be unduly affected or compromised, and that consequently a Special Exception should be granted for this project..

The Owners have already discussed the project with the neighbors and will continue to be explaining their intentions for this project to the neighborhood during the next several weeks.

BZA
Case No. 17126
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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