Attn: Rick Nero
From: Kristen Paradies
Re: **Case # 17131** submitted on **01/13/04**

Please add this supplement - a detailed description of how the tests for Special Exceptions have been met - to the application filed, per our conversation.

Section 223- Additions to one-family dwellings (Title 11, DC Municipal Regulations)

a) **The light and air available to neighboring properties shall not be unduly affected** since the addition would only project 6'-4" into the back yard. The existing rear-yard setback of 20' would be impacted by only 6'-4" at it's greatest point and 2'-6" at its shortest point. Both *adjacent* row houses, as well as others on the alley, already have additions extending beyond the original rear building line of the row houses, as depicted in the attached photos.

b) **The privacy of use and enjoyment of neighboring properties shall not be unduly compromised** because 1) a high fence already exists between this property and the adjacent properties, and 2) all new windows on the addition will face the rear yard only, not to either side.

c) **The addition, together with the original building, as viewed from the street, alley, and other public way** (alley in this case), **shall not substantially intrude upon the character, scale, and pattern of houses along the subject street frontage**. The addition would be stylistically in keeping with the houses adjacent and close by. Care has been taken in determining window size and door placement from exterior view as well as interior function. The rear façade itself will be greatly improved; currently, an unsightly mark from a pre-existing structure (now removed) mars much the rear (see attached color photos). The scale will not intrude upon neighboring houses because no new stories are being added; the building height will not change. Additionally - as mentioned - the projection into the yard is the most conservative solution while remaining within the 70% maximum allowable lot coverage allowed through Special Exceptions. The architect made a *conscious* decision to stretch a narrow addition across the full width of the house rather than project a more narrow addition intrusively into the rear yard.

BZA
Case No. 17131
Exhibit No. 16

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 16