ROBERT M. GURNEY, AIA
ARCHITECT

[redacted]

Sexton Residence
2505 P Street, NW
Washington, DC 20037
1-12-04

District of Columbia Office of Zoning
Board of Zoning Adjustment of the District of Columbia
441 4th Street, N.W.
Washington DC, 20001

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D.C. BOARD OF ZONING ADJUSTMENT
2004 JAN 14 P 4:25

Statement of Burden of Proof
Subsection3104.1 from form 121

Dear Chair Person Geoffrey H. Griffis,

1) The proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map; and
because the original intent of the design was to establish a close and sensitive relationship between the house and the garden and was planned to be built on the existing foundation on the structurally deteriorated rear ell and existing 1970's addition. The new design scheme is in response to comments by the architectural historian in the office of planning and the OGB. The proposed scheme extends 3'-4" beyond the existing 1970's addition and is approximately 3-1/2" closer to the property line.

2) Allowing the use will not adversely affect the use of the neighboring property via noise. The new construction calls for 2 x 6 framing with r-19 insulation. The existing house has 2 x 4 framing with little to no insulation. The new addition will allow for more insulation to minimize any sound. The openings on the east side have been kept to a minimum. Light into the neighboring house is not adversely affected since there are no openings directly on the neighbor's west wall closest to the property line. Also the openings that exist on the neighbor's west side occur beyond the addition and are recessed as to provide for a light well. There is and there will be sufficient light into the neighbor's house via a light well.

BZA
Case No. 17141
Exhibit No. 7

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17141
EXHIBIT NO. 7

223 Additions To One-Family Dwellings or Flats

223.1 An addition to a one-family dwelling or flat, in those Residence Districts where a flat is permitted, that does not comply with all the requirements of 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under 3104, subject to the provisions of this section.

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or proper, in particular:

a) The light and air available to neighboring properties shall not be unduly affected; Light into the neighboring house is not adversely affected since there are no openings directly on the neighbor's west wall closest to the property line. Also the openings that exist on the neighbor's west side occur beyond the addition and are recessed as to provide for a light well. There is and there will be sufficient light into the neighbor's house via a light well.

b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
because there is only one opening in the addition on the east wall and that door opens to a solid brick wall with no openings. The enjoyment of the other properties will remain unaffected because every step was taken to preserve the garden and save as many of the old mature trees on the site as possible. One of the main reasons the homeowners bought the house (as stated above) was because of the beautiful garden in the north side of their house. The intention of the design of the addition and renovation was to take advantage of the garden and establish a more direct relationship between the outside garden and the inside living of the residents. Also the original intent of the design was to establish a close and sensitive relationship between the house and the garden and was planned to be built on the existing foundation on the structurally deteriorated ell and existing 1970's addition. The new scheme will have as minimal affect on the existing garden as possible.

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; and
it is nearly impossible to see the corner of the addition thru the east alley from the sidewalk, the street and even the park. The addition will be clad to match the existing horizontal siding. The front of the main house which faces south and faces P street is not being altered so the character and patterns of the house and street remains untouched and intact. The scale is not affected either for several reasons. The first reason is that the Sexton residence was the original farmhouse located in Georgetown on this tract of land and was built before any of the adjacent duplexes or town houses. Second, the townhouses which were built close to the original farm houses are taller and appear to be bigger than the farmhouse. Third, the addition was designed to carry the same horizontal trim board across the elevations from the main farmhouse to the new addition. The proposed addition and the existing farmhouse have a compatible size and scale. The addition remains smaller in volume than the main volume of the house.

d) 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.

223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.
The lot occupancy ratio of 32.7% with the addition is not even close to the maximum 70% allowed. So there is plenty of green space on the site.

223.4 The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials or other features for the protection of adjacent and nearby properties.

223.5 This section may not be used to permit the introduction or expansion of a nonconforming use.

Sincerely,

Robert M. Gurney

Robert M. Gurney, FAIA