BOARD OF ZONING ADJUSTMENT APPLICATION ADDENDUM
(For a special exception for an addition to 423 12th Street SE, Square 992, Lot 62.)

This 3-page addition to the Form 120 written application addresses all of the information required to be submitted with the application as detailed in the Instructions of the application (Items A through H).

A. **Memorandum** from Zoning Administrator (DCRA) directing applicant to BZA is attached.

B. A certified **plat** is attached. Architectural **plans** are attached.

C. **Statement of Use**. The existing building at 423 12th St SE (Square 992, Lot 62) is a single family residence. The intended use of the building, once a two-story rear side addition is completed, will be a single family residence.

D. **Statement on application for special exception.**

This is an application pursuant to Section 3104.1 of the Zoning Regulations for special exception relief under Section 223 to permit an addition to an existing non-conforming single-family row dwelling in the R-4 zone at premises known as 423 12th Street SE, Lot 62 in Square 992. No variance relief is requested.

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Background. The application proposes to modify the current dwelling with a two-story addition located on the 3.3 feet by 13 feet areaway (courtyard) at the rear side of the property. This proposed addition will not project beyond the existing rear wall of the dwelling, although this west wall will need to be partially replaced during the project in order to accommodate the two-story addition on the south side. The project began in mid-2003 with the execution of architectural drawings. The Historic Preservation Review Board approved the project on November 20, 2003. Application for the project building permit was initiated on December 3, 2003. The Office of Zoning memorandum (Item A) was obtained on February 2, 2004.

The subject property (12.73 feet wide) runs in an east/west direction and is an interior lot that abuts privately owned property on both sides. The lot contains a two-story brick row dwelling fronting on 12th Street SE. The structure is 43.1 feet deep with its front wall on the property line. Thirty feet back from the front property line the building recesses 3.3 feet in from the property line (south side) creating a nonconforming open court that extends the remaining length of the structure. The building consists of a living room, dining room, and kitchen on the first floor. The second floor contains two bedrooms and a bathroom. The dwelling was built by Charles C. Gessford in the 1880s as one of eight row houses of the same approximate design. The interior of 423 12th Street SE was last renovated in 1987 before the current owner purchased the property. Other than an addition of a small half bathroom on the first floor, the proposed project does not

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change the number of rooms that the dwelling will contain. The project also does not alter the front of the dwelling.

The subject property is located in the Old City 1 neighborhood of Southeast DC. With one exception, Square 992 contains residential dwellings of various design and period situated along its perimeter. Two carriage houses converted to residences are located within the square on Walker Court SE. A church building occupies the southeast corner of the square. Across the street from and facing 423 12th Street SE is a DC public school (Watkins Elementary School). This school occupies the entire length of the east side of the 400 block of 12th Street SE. The west side of 12th Street contains 14 row houses (including the subject property) situated from the north end of the block to the entrance to Walker Court SE. On the south side of this entrance are four larger houses of a different design and period. Three of these houses are similar to one another.

The subject property backs up to a north/south alleyway. On the other side of the alleyway, also running north/south, is a brick wall, approximately 12 feet high, containing no windows. This wall, which faces the rear of the subject property, is on the east side of the lots containing the previously mentioned carriage houses.

Current Use. The current dwelling is used as a single-family residence. The property is owner occupied and currently receives the District's Homestead Exemption. The project will not change this situation; the owner intends to continue to dwell in the improved residence.

Points in Support of the Application. The proposed project complies with the conditions of 11DCMR Section 223. The property immediately adjacent to the addition (425 12th Street SE) will retain its open court to provide adequate light and air. (The sun moves from the front to the back of the building and the building height will not change.) There is no likely impact, negative or otherwise, on any other neighboring properties.

Privacy and enjoyment of use will not adversely affect any neighbors since the addition will not project beyond the existing rear wall. Since there will not be any windows in the south side of the addition, there is no increased potential for loss of privacy for the adjacent property. In fact, since the existing structure does contain windows on the courtyard, facing the adjacent property, the addition without windows will result in added privacy.

The scale of the property will be the same; the area the addition will occupy is currently counted in the lot occupancy because it is less than six feet in width. The addition will not substantially change the pattern of houses along 12th Street. The addition will not be visible from public space. Three of the other houses along 12th Street SE have built additions on their courtyards. Throughout the rest of the square, there is a wide variety of building designs. Many of these other houses on the square do not have courtyards.

According to the Historic Preservation Review Board's Staff Report and Recommendation (November 20, 2003), the alteration is consistent with the character of the historic district in its overall design, scale, and general materials use. The report further states, "... the proposed infill of the dogleg is not inconsistent with the treatment of rear elevations in the Capitol Hill Historic District, and the proposed lot coverage constitutes a minimal change to the existing building footprint."

The Zoning Administrator's memorandum indicates that the building and addition together are in compliance with §§223.3 in that the proposal will not exceed the allowable 70 percent lot occupancy limitation.

E. **Color photographs** are attached.

F. The **names and addresses of the owners** of all property within 200 feet, in all directions from all boundaries of the property involved in the application are attached. Included is a set and copy of self-stick address labels for all such owners.

G. No person(s) have a lease with the owner for all or part of any building located on the property involved in the application. The building, a residence, is owner occupied.

H. Current authorized use is single family residence. Historical records indicate that the dwelling has always been a single family residence. This project will not change this circumstance.