04/30/04

Burden of Proof for Special Exception.

Greg Stack & Gabrielle Boccher , 4611 Van Ness St., NW, Washington, D.C.

Please let it be found that physical characteristics of the property at 4611 Van Ness St., NW allow for relief by special exception to a five foot side yard set back due to narrowness and property line uniquely abutting alley in zone R-1-B. The existing home is a one bedroom, one bath property that abuts the alley. Because the home is fifteen feet wide any attempt to build an addition less then that width would be unfeasible.

The integrity of the overall zoning plan would not be compromised. The proposed addition would not require substantial changes to the environment. Extending further into the alley space is not an issue, continuing along the existing lines (maintaining the nonconformity) with an addition would neither enhance nor impair the flow of air or light; no existing structures would be blocked; one side being the alley and garages, the other being a rear yard. The north-south orientation would not block sunlight from neighboring properties. The architectural character of the existing property is matched in design and materials for the addition, further maintaining character and charm.

The addition, which would add a second bath and bedroom, would allow for the consideration of a family which includes more than two adults. Cohabitating with children and/or an aging relative are distinct possibilities.

BZA
Case No. 17187
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17187
EXHIBIT NO. 4