2214 Cathedral Avenue NW
Owner: Leila Smith

Application for special exception of regulation 223.1 to construct a deck on the rear of a single-family row dwelling.

Section 223.1
An addition to a one-family dwelling or flat, in those Residence District where a flat is permitted, that does not comply with all of the applicable area requirements of §§ 401, 403, 04, 405, 406, and 2002.3 shall be permitted as a special exception of the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

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

(a) The light and air available to neighboring properties shall not be unduly affected.

The proposed structure will not affect the light or air of neighboring properties to the north and south. It is an open deck on two levels, the larger of which will be less than four feet off the ground.

Along 2/3 of the southern property line is the neighbor's deck structure and railing. The height is about 6 feet above applicant's ground level. Following this is a wood fence (2x2 stakes) up to the garage.

The northern property line is an ivy covered stockade fence, atop the horizontal root of a large oak tree, and a low concrete retaining wall for a total nine- foot high solid barrier. There is a 3-foot open space near the houses. Applicant's yard is visible from the entrance of this house.

Demolition of the existing shallow deck on applicant's house will eliminate that small area from which applicant can see into the property on the north. Applicant's property will still be visible.

Properties to the west are beyond the garage, across the alley and are a full story and a half above the property due to the slope of the land. The garage and a full tree shield applicant's yard from view.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

The new two-level deck will be even less visible to all neighboring properties than the current shallow deck running the width of the house. The smaller of the two levels, just off the back door will be six inches lower than the existing deck. The property to the north will not be visible from the proposed deck.

The property to the south will be less visible from the subject property and increase applicant's privacy from the back door and deck of the neighboring property. The back door of this house was moved from the south to the north side of the house some years ago and with its sizable deck is now immediately adjacent to applicant's back door.

(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

BZA
Case No. 17225
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17225
EXHIBIT NO. 6

The deck and bay window will not be visible from the street, alley or all properties to the north except for the approximately 30inch walkway next to the garage. This opening, with a metal gate at the alley, will be screened by plantings in front of the deck.

(d) In demonstrating compliance with paragraphs a, b, and c of this subsection, the applicant shall use graphical representation such as plans, photographs or elevation and sections drawings sufficient to represent the relation of the proposed addition to adjacent buildings and views from public ways.

Included with the application are designs illustrating existing and proposed construction, and photos of the front of the row of houses, the property from the alley, the existing back of the house, and views to the north and south.

The rear entrance of applicant's house is about 5 feet above ground level,requiring a flight of steps to access the garden, garage and alley. The proposed two level deck will break that climb, improve accessibility to the back area and increase the use of the small yard. The new deck area will also be less visible to and from properties to the north and south. It will be not be visible at all from the properties to the west.

223.3 The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty (50%)in the R-1 and R-2 District or seventy (70%) in the R-3, R-4, and R-5 Districts.

The existing house and garage occupy 65% percent of the lot.

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

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

Applicant does not propose any change to the use of the property