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ZONING VARIANCE APPLICATION (FORM 120)

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Response to Question 4-D (Section 223 requirements)

The owner seeks a special exception from DCMR 11-405.8 (5' minimum side yard requirement for existing pre-1958 structure) for an addition to an existing single family detached dwelling.

223.2 a) The proposed addition will not negatively affect the light and air available to neighboring properties. The existing house on the subject property is 3.0' from the west side lot line, and the proposed addition is not closer to the property line than the existing structure on that side.

In addition, because the subject property is separated from the rear yards of the nearest lots on the west side by a 10' alley, the proposed structure will be not less than 13' from the nearest lot line of any other property and not less than 38' from the nearest main dwelling structures on those lots. Thus the proposed addition is in harmony with the overall intent of the zoning code to maintain appropriate distances between adjacent structures for the purposes of light and air, privacy, and safety.

The proposed addition conforms to the requirements of the zoning code on the front, rear, and east side.

b) The privacy of use and enjoyment of neighboring properties will not be unduly compromised for the same reason indicated in 223 (a).

c) The existing structure and the proposed addition will not intrude visually on the established character, scale, or pattern of houses in the vicinity of the subject property. The relief being sought will only permit the enlarged structure to continue the existing rhythm of structures and open spaces already established by the existing structure. Furthermore, architectural features of the addition such as window sizes and patterns, cornice details, and materials have been selected so as to harmonize with the existing character of the house and neighborhood.

d) See drawings and photographs for illustration

223.3 The lot occupancy of the proposed project is 28%.

223.4 [per board requirements, if any]

223.5 The property will remain a single-family detached dwelling, as intended for the R1-B zoning.

Because the use of the property will remain unchanged and the overall site coverage will not exceed that envisioned by the Zoning Code for the site itself, granting this application would be entirely consistent with the general intent and purpose of the Zoning Regulation and would not compromise the integrity of the Zoning Map. Nor would granting this application would result in any detriment to the public good. There would be no increase in traffic or noise, no increase in population density, and no measurable reduction in light or air for adjacent properties.

BZA
Case No. 17258
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17258
EXHIBIT NO. 5