Memorandum

To: Board of Zoning Adjustment

From: Sabrina G. Wright Sabrina G Wright

Date: November 22, 2004

Subj: Burden of Proof for Special Exceptions

I, Sabrina G. Wright, owner of 1916 Newton Street, NE am applying for a special exception to increase the size of my property. During the time this house was built, things were done on a smaller scale. Kitchens were smaller, closets were smaller and few in number, and house furnishings were even made smaller. The purpose of this addition is to increase the size of the kitchen and the third bedroom. Currently the kitchen does not accommodate my needs because there is limited cabinet and/or storage space. The third bedroom is very small and will not house a twin size bed not to mention a dresser and other items needed for storage.

I Summary

Special exception qualifies under 11DCMR Section 223 because the building along the lines as the existing house and new foundation will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).

II Bases for Grant of Special Exception

Criteria for relief to additions to one-family dwellings or Flats (R-1).

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 of 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 property, in particular:

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

The light and air available to all neighboring properties shall not be unduly affected by this addition. The property that is attached to the right of my property

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Case No. 17277
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17277
EXHIBIT NO. 4

has six windows on the back. Two are directly on the back of the property and there are two on each side of the property. The space left after the addition between the adjourning properties will be 7 ½ feet. The adjourning property will still receive light and air from all the windows. My property and the property to the left of my house are detached and separated by12 feet of space. They also will be able to receive light and air from all of there windows.

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

The privacy of use and enjoyment of the neighboring properties shall not be unduly compromised because there still will be sufficient amount of distance/space between the two properties to allow neighboring properties to continue to have the same amount of privacy of use and enjoyment of neighboring properties that they have always had.

(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;

The addition and original building will not intrude upon the character of any other building viewed from the street, alley or other public way. The addition will be consistent in character, scale and pattern with the existing character, scale and pattern of the neighborhood as well as with other improvements and additions in the surrounding area. The addition will be masonry (brick).

(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 the public way;

Plans and photographs are included to show the existing and proposed addition to the dwelling located at 1916 Newton Street, NE.

Your consideration is greatly appreciated.