OUTERBRIDGE HORSEY ASSOCIATES, PLLC

December 14, 2004

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TO: Board of Zoning Adjustment

FROM: Outerbridge Horsey, AIA OH

RE: 2912 Cortland Place, NW

Application for Special Exception

Pursuant to sections 2001.3 and 223, on behalf of the owner, Ms. Grace Guggenheim are requesting a Special Exception to construct a rooftop addition to enlarge the existing third story of the single family dwelling located at 2912 Cortland Place, NW.

The existing house built in the 1920's and located in an R-3 zoning district, is a non-conforming structure devoted to a conforming use.

The addition consists of a dormer on the north (front) side to replace the formers, a dormer on the east side (side) and enlarging the roof on the south (rear) side to allow for a third dormer. The third floor is currently accessible by a small winding staircase and the proposed addition would include a larger, code complying interior staircase. The purpose of the addition is to allow the owner to use the third floor as a recreation space or possibly as a home office (with appropriate permits).

The existing structure is non-conforming in three ways:

a) the lot size is less than required for a semi-detached house (2,750 SF instead of 3,000 SF).
b) The existing structure exceeds the allowable lot occupancy (46.5 SF instead of 40%) - (Note : this condition was approved by BZA – please see Case No. 16167 - Variance granted by unanimous vote)
c) The existing structure does not meet the required rear yard requirements (15 ft. instead of 20 ft.) (Note: this condition was approved by BZA – please see Case No. 16167 - Variance granted by unanimous vote).

Per the requirements of Section 2001.3, Nonconforming Structures Devoted to Conforming Uses, enlargements or additions:

(a) the structure does not conform to percentage of lot occupancy requirements, but is exempted from this requirement by Section 223.1
(b) the addition itself
    1. conforms to use and structure requirements, and
    2. does not increase or extend any non-conforming aspect of the structure nor does it create any new non-conformity of structure and addition combined

BZA
Case No. 17286
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17286
EXHIBIT NO. 3

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Per the requirements of Section 223.2, the proposed addition does not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties is not unduly affected
(b) The privacy of use and enjoyment of neighboring properties is not unduly compromised
(c) The addition, together the original building as viewed from the street and alley does not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage

The proposed dormers are similar in scale to other dormers on adjacent houses in the neighborhood and are in keeping with the architectural style of the house.

The owner Ms. Grace Guggenheim has been in contact with her neighbors about the project and to date has not received any expression of concern.

We believe that proposed Special Exception is consistent with the general intent and purposes of the Zoning Regulations and Map because the proposed addition itself is modest with respect to the structure, it conforms with the guidelines of the Regulations and it does not unduly impact the use of neighboring property.

Please not that we have submitted for reference purposes with this application both the summary order of case No. 16167 as well as the plat that was submitted for that application. Since the proposed additions in this application only affect the roof and do not alter the outline of the structure, that same plat has been used with the roof additions shown on it.

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