2126 – 2130 11th. Street NW, Washington DC

Special Exception Burden of Proof

General Character

Because the site is quite long and narrow (40' X 95') the units were designed with 3 facing the front of the property and three facing the rear with a stair at the side property line mid way between the front and rear property lines. This configuration allows light and ventilation into the living space and the bedrooms. The stair, which is at the side of the property, is intended to give access to a roof terrace by extending the stair up to the roof. The portion of the stair going to the roof is considered a roof structure and can not be set back from the edge of the building by the same distance as its height. (Section 400.7) The roof structure is 8'-6" high. Two sides are set back 3' and the third side is on the building edge.

Special Exception Intent

The stair, which does not meet the setback provision of the zoning code is set back from both the front and rear property lines by thirty feet, which mitigates any perceived height. Also the building on the adjacent property is much higher than the stair will be. Our building is only 36' high in a zone that can have a building 50' high. Even with the additional 8'-6" height on the stair it will only be 44'-6" high, still less than the 50'.

Special Exception on Neighboring Property

Granting this special exception will not adversely affect the neighboring property. Our stair will be lower than their building. Their building is built on the property line and therefore has no windows facing our building, therefore not having our stairway set back from the edge of our building will not affect them.

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 18 PM 3:24

BZA
Case No. 17297
Exhibit No. 4

2107 Mount Vernon Avenue Studio 100 Alexandria, VA 22301 703.519.9592 703.519.9604 (fax) www.larsonkoenig.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 17297
EXHIBIT NO. 4