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Re: BZA Application No. 17299

Project
Joe and Liz Finnegan
3010 Daniel Lane
Washington, DC
Square 2368, Lot 813

Additions to one-family dwellings or Flats

Special Exception-Responses to Section 223

Section 223.2

a) The proposed one story addition will be built along the rear of the owner's property, which is substantially lower then the abutting neighbors rear yards and it will be partially buried along its south and east elevations (the east and south elevations being the elevations that face these neighbors). The addition will not extend past the side yard setback to the west. Because of the additions location away from the adjacent properties as described above we do not believe that it will adversely affect the neighbors' available light or air.
b) The proposed addition is a two-car garage and will be used to store the owner's cars when not in use. This will remove two cars from the owner's existing driveway and the street in front of the house. There are no windows or doors facing the adjacent properties. Therefore the privacy of use and enjoyment of neighboring properties shall not be unduly compromised.
c) The one-story addition is set back on the property and partially obscured by the existing one-story house on the property. The addition will not exceed the height of any of the houses on the adjacent properties. The addition will be brick construction similar to the existing house on the property, the roof and overhangs will be of similar scale and material and the trim and garage door will be painted to match and/or compliment the existing trim. Therefore we believe the addition does not substantially intrude upon the character, scale and pattern of houses along the subject street frontage.
d) The enclosed plat map, plans, elevations and photographs provide visual representation and confirmation of the above stated conditions.

Section 223.3

The lot occupancy of the dwelling or flat, together with the addition is approximately twenty-five percent (25%). This lot occupancy is well below the fifty percent (50%) allowed in the R-1 and R-2 districts (We are in R-1-A).

BZA
Case No. 17299
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17299
EXHIBIT NO. 21