ATTACHMENT D

STATEMENT EXPLAINING HOW THE APPLICATION MEETS THE SPECIFIC TESTS IDENTIFIED IN THE ZONING REGULATIONS

Pursuant to the authority contained in the Zoning Act, the owner of the property, Hannah Reisman ("Applicant") respectfully request that the Zoning Board grant a special exception as provided in Title 11 DCMR. As demonstrated in the below discussion, the special exception requested in this application of a proposed addition will comply with the District of Columbia Zoning Regulations (Rule 223) and Zoning Maps and will not adversely affect the use or enjoyment of any neighboring property.

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

The proposed addition will be built in a southward facing direction of the Applicant's property. This proposed addition will extend 4 feet beyond the existing south wall facing to the rear yard of the Applicant's house. The proposed addition will be the width of 25 feet from the dining exterior glass wall to kitchen deck door. The addition extends the first floor level for dining and second floor level for main stairs. The addition will include a deck on the rear yard matching to an existing deck of the kitchen on the rear yard ground level. The dimensions and location of the proposed addition ensure that it will not unduly affect the light and air available to either of the neighbors on each side of the Applicants' property, neighbors directly behind the property, or any other neighbor within a 200-foot radius. Given the location, grade and height of the homes on the 200 and 300 blocks on C Street 200 and 300 blocks on 3rd Street of S.E. in relation to the position of the sun at various times of the day, the proposed addition will not unduly affect the amount of light and air received by any neighbors in the property,

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

The proposed addition will have windows and doors looking out onto only the rear neighbor as currently exists in the Applicants' house. The proposed rear deck on the ground level (a few steps down from the first floor level) will be placed in the rear yard access to the additional dining windows and French doors. The proposed deck on the ground level of the proposed addition will not intrude upon the privacy of use or enjoyment of any of the neighbors due to its location. The privacy fence separating Applicants' property from the adjacent neighbors will remain post-construction.

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223.2 (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; and

The proposed addition will be to the rear of the property, and it will not be visible from the front of the house (227 C St., S.E.). Existing old-growth trees, privacy iron-cast fences and the existing addition of the adjacent neighbor on C Street will aid in minimizing the visual presence of the Applicants' proposed addition in the rear yard of the property. The design of the addition is consistent with the improvement of the existing homes, and will blend almost seamlessly with the original structure. The proposed addition will be stucco on all visible sides and all efforts will be made to match to the existing brick with new painted.

223.2 (d) In demonstrating compliance with paragraphs (a), (b) and (c.

In demonstrating compliance with paragraphs 223.2 (a), (b), and (c), architectural drawings, elevations and photographs are being submitted to illustrate the proposed addition and its relation to adjacent homes and views from public ways. See attachments.