Memo

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To: Board of Zoning Adjustment

From: Mark Stacey

CC: File

Date: February 17, 2005

Re: Special Exemption for Read Deck Addition at 4421 Faraday Place (Sq 1582 Lot 219)

This memo will give the intended use of a rear deck addition at 4421 Faraday Place, Washington DC, 20016, Sq 1582, Lot 21 and explain how this application meets the specific test identified in the Zoning Regulations (3104.1 and 223) for a special exemption.

Existing and Intended Use: The current space is being used for a single family home. The rear deck addition will not change the use of the space.

Criteria to meet specific tests in the Zoning Regulations

3104.1

The proposed deck will be consistent with the general intent of R-2. The deck is being attached to a single family home and will not adversely affect the density of the neighborhood.

223.2 a) The light created or obstructed from the deck will be negligible and will not affect the adjacent properties. Both adjacent properties (See attached 4417 & 4425) from the east and west have rear enclosed two story additions that would not be adversely affected by the addition. The flooring of the deck would sit below the second story window of the addition to the west and would not impact the lighting of the addition to the east because there are no windows.

223.2 b) The privacy of use and enjoyment of the neighboring properties will be not be compromised because the rear deck addition will be at the same elevation as both of the two story additions on either side of the house. Because both houses on either side have erected additions there is no possibility of compromising their backyard privacy. In addition, an alley separates the property directly behind the house.

223.1 c) The appearances from the street or alley will not visually intrude upon the character, scale and pattern along the subject street frontage.

223.1 d) See attached

223.3 The lot occupancy of the dwelling with the rear deck addition will not exceed 50%.

BZA
Case No. 17308
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17308
EXHIBIT NO. 3