

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

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Pursuant to the authority contained in the Zoning Act, the owner of 1723 Riggs Place, NW, William J. McKeever, respectfully requests that the Zoning Board grant a special exception as provided in Title 11 DCMR. As demonstrated below, the special exception requested in this application of 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 a first story addition, 4.2 feet by 5.7 feet, located within the side yard. It will face north and be 14 feet from the rear of the building. [A concurrent third floor addition does not require BZA approval since it falls within the R5B zoning requirements.] The location of the proposed addition ensures that it will not unduly affect the light and air available to the neighbors on either side of the Applicant's 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 1700 block of Riggs Place, NW, in relation to the position of the sun at various times of the day, the proposed addition will not affect the amount of light and air received by any neighbors to 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 only onto the rear neighbor as currently exists in the Applicant's house. The privacy fence separating applicants' property from the adjacent neighbors will remain post-construction.

223.2(c). The addition, together with the original building, as viewed from the street, alley and other public way, shall not visually intrude upon the character, scale and pattern of houses along the subject street frontage.

The proposed addition will be to the rear of the property, and it will not be visible from the front of the house. Existing old growth trees, privacy fences and the adjacent neighbor will aid in minimizing the visual presence of the applicant's proposed addition. The proposed addition will be glass on all visible sides.

223.2(d). Demonstrating compliance with paragraphs 223.2(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.

BZA

Case No. 17319
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17319
EXHIBIT NO. 3

223.3 The lot occupancy of the dwelling shall not exceed seventy percent (70%) in the R5B District.

The current lot occupancy is 58% and will increase to 59% with the proposed addition.

223.4 Board required specific treatment.

The Applicants welcome any requirements by the Zoning Board related to special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

223.5 No introduction or expansion of a nonconforming use.

Applicant's home and proposed addition is used as an owner-occupied residence. Applicants do not seek to permit an introduction of a nonconforming use. The proposed addition is necessary to add much needed living space for the Applicant's growing family.

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