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Form 130

Written paragraph

Request for a Special Exception to the 8′ side yard requirement under paragraph 223 of the Zoning Regulations for an addition to a structure at 3324 Highland Place, NW.

223.1 An addition to a one-family dwelling or flat, in those Residential Districts where a flat is permitted, that does not comply with all the area requirements of paragraphs 401, 403, 405 and 20031.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustments under paragraph 3104, subject to the provisions of this section.

Question C

An addition of 145 SF to an existing non-conforming garage (with a 3.2′ side yard) is to be attached to an existing structure and used as an artist's studio.

Question D

The proposed addition will not have a substantially adverse affect of any abutting or adjacent property for the following reasons:

(A) Due to its low (11.33′) height and location on the lot, the proposed addition will not have an undue affect on light and air available to neighboring properties.

(B) The privacy and enjoyment of neighboring properties will not be affected because the east wall of the proposed structure is blank (without windows) and faces the west wall of the neighbor's structure which is also blank.

(C) The addition as viewed from the street is in conformance with the character, scale and pattern with the other houses on the street. The design has been approved by the Advisory Neighborhood Commission ad the Historic Preservation Review Board.

BZA
Case No. 17344
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17344
EXHIBIT NO. 5