Statement of Explanations and Reasons

Supporting An Application
To The Board of Zoning Adjustment
Of the The District of Columbia

For Special Exception

Pursuant To Sections 223.1 and 3104.1
of The District of Columbia Zoning Regulations

228 Ascot Place, N.E.

(Square 3551, Lot 65)

BZA Case No. 17346

BZA
Case No. 17346
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17346
EXHIBIT NO. 7

Index

Introduction

Description of The Applicant

The Subject Property

A. Location and Description of the Property
B. Area Surrounding the Property
C. Zoning History and Use History

Reasons in Support of the Application For Variance

A. No Adverse Effects

Compliance With The Comprehensive Plan

A. Appropriate Residential Use

Conclusion

Exhibit

Plans

Pictures of the Site

INTRODUCTION

This is a Statement of Explanation and Reasons supporting the application of Gayle Berkley, (hereinafter "Applicant") who wishes to build a rear deck addition to an existing single family row dwelling structure. A special exception is needed under Section 223.1

DESCRIPTION OF THE APPLICANT

The Applicant has lived in the District for 31 years, purchasing the house in 1996.

THE SUBJECT PROPERTY

A. Location and Description of the Property

The property is located at 228 Ascot Place NE Washington, DC 20002, Square 3551, Lot 65. It is a two story single-family row house.

B. Area Surrounding the Property

The Property is on the even side of Ascot Place, NE. The neighborhood is mostly residential with a mix of single-family and multifamily dwellings. Half a block to the South is Rhode Island Ave.

C. Zoning History and Use History

The area is zoned R-4. The property is subject to the Zoning regulations generally applicable to buildings in the R-4 Zone District. The house was build as a family row dwelling structure.

REASON IN SUPPORT OF THE APPLICATION FOR A SPECIAL EXCEPTION

A. No Adverse Effect

Neighbors are supportive of the change requested here. The effect on neighboring houses is anticipated to be minimal if at all.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

A. Appropriate Residential Use

The single-family row dwelling meets the objectives of the R-4 District. The Comprehensive Plan seeks to protect existing residential neighborhoods and enhance their qualities.

CONCLUSION

The Applicant should be granted a special exception to construct the rear deck addition described above. Such a use will be in harmony with the purpose and intent of the Zoning Regulations.