June 06, 2005

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From: Kelly Hansen and Aziz Erraziqi
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To whom it may concern,

The following information is for the **special exception** application of **516 Groff Court, NE**:

Special Exception being sought:

We, the owners and residents of 516 Groff Court, NE , are seeking a special exception to the zoning regulation 223found in Title 11 of the DCMR. 223.3 states the maximum lot occupancy together with the addition shall not exceed 70% for a row dwelling in an R4 zone. Our lot currently has an occupancy of 51%, and we are seeking to gain the additional 19% lot occupancy for the reasons included in this application.

Property description:

The lot is number 124 within square 779, located internally as an alley dwelling between 3rd , 4th, E and F Streets, NE. The lot is occupied currently by 1 structure, 2 stories tall with a rear yard located on the western portion of the site. The lot area is 675.1 square feet, 12.3 feet wide, and 54.71' long. The existing house has historic characteristics especially on the eastern façade with it brick corbelled cornice and windows with arced headings. The site is a through lot with a 15'-0" alley at the East and a 10'-0" at the West. The 1st level of the existing house has a single kitchen and a combined living and dining room. The 2nd level of the house has 2 bedrooms with a single bathroom. The existing house is the full width of the site by 27.9' long for both stories.

Need to expand:

Currently, we have two children of young age. Our house is extremely small in every aspect: small bedrooms, small kitchen, and the narrow living space is also occupied partially with the existing staircase. If we add to the existing house with the typical 60% we would need to build a full third story to achieve a minimum of 2 bedrooms and 2 bathrooms. By increasing the length

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of the house to 70% (38.3 feet) we could achieve the 2 bedrooms and 2 bathrooms on the second story and have a considerably smaller third story with a master bedroom. This would a minimum desirable size for our family.

Zoning Criteria:

As described above, our current lot is 675.1 square feet. The zoning for R4 shows under 401.3 a minimum lot size of 1,800 square feet. Also, under section 223 for additions to residential dwellings, the addition we desire to build will not substantially or adversely affect either the light or air available to neighboring properties, the privacy of use and enjoyment of neighboring properties, and the character of the street and neighborhood. Our house is just north of existing taller alley dwellings that face West on the 10'-0" alley. The proposed addition to our house would be 10.4 feet long by the full width of 12.33 feet and would be 16.41 feet back from our property line. The taller alley dwellings to the south and the west already cast shadows within our rear yard and neighboring yards. The addition will match the character of the block compared with surrounding houses and will maintain the scale, rhythm, and style of surrounding of our neighborhood.

Architectural Character:

Our property is within the Capitol Hill historic district, and our goal would be to keep the addition within the style and character its surroundings. The addition would be two stories similar to all the houses within Groff Court. There will be double hung windows with tall lintels and projecting sills. The proposed partial 3rd floor will be designed as a roof top structure not as a full floor. The southern houses on F Street are 3 stories and a higher massing would not be inappropriate within the block. Quality materials of brick, cast stone, metal, and or wood siding would be used for the addition depending on the final developments with the Historic Preservation Office. The small roof deck planned as part of the scope of work would be only at the western portion of the site to maintain the eastern facades unchanged with no visibility of the partial 3rd floor. The rear addition will have a continuous parapet of nearly 4'-0" above the roof line to further hide the partial 3rd floor.

Summary:

We would like to work with the District and neighborhood committees to achieve our desired addition, while being appropriate in both intent of zoning and design. The addition would not substantially or adversely affect any neighboring properties or parking. The desire is not to exceed height, but to gain the better use of our lot which is primarily under-sized.

Kelly Hansen June 10, 2005

Kelly Hansen date:

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