

DCOZ Form 120 Addendum,
Special Exception Application
605 G. Street, SE, Washington DC
Square 0878, Lot 0154

5. E Burden of Proof

Section 3104.1 – Special Exceptions

How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and map:

Granting a special exception for the private property will be in harmony with the general purpose and intent of the neighboring properties. It will not adversely affect the use of the neighboring property but will offer more light and air than existing.

By rotating the existing addition to fit across the full width of the rear dogleg wall, the addition will have less impact on the neighboring properties. The existing footprint extends 12.1 feet on the east property line. The new addition will extend 7.66 feet on the east property line. A new wood fence will be installed on the perimeter of the property in increase privacy for the neighboring property.

A proposed addition tight to the rear dogleg will show less roof area to the neighboring properties from their second story windows.

The relocation of the new addition will allow a better planned garden which is also visible from neighboring properties.

The proposed one story addition is not visible from the rear or front of the property.

605 is located at the end of a row of houses and therefore has more light and air than a house in the middle of a row. The location of the new addition is across from an open courtyard which serves private garages for a neighboring property. This courtyard provides air and light to the open court area which serves the basement exit and windows on the rear walls of 605.