

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

5. D Statement of Existing and Intended Use of the Structure

- The current use of the building is a single family dwelling. A one story wood frame addition (88 sq ft , 7.3' x 12.1' along property line) was added later to the rear building as a kitchen extension.
- The current proposal would rotate the addition footprint and place an addition similar in size and height to the existing. The new addition would fit across the back of the existing kitchen providing an area for a kitchen table and increasing the rear yard dimension.

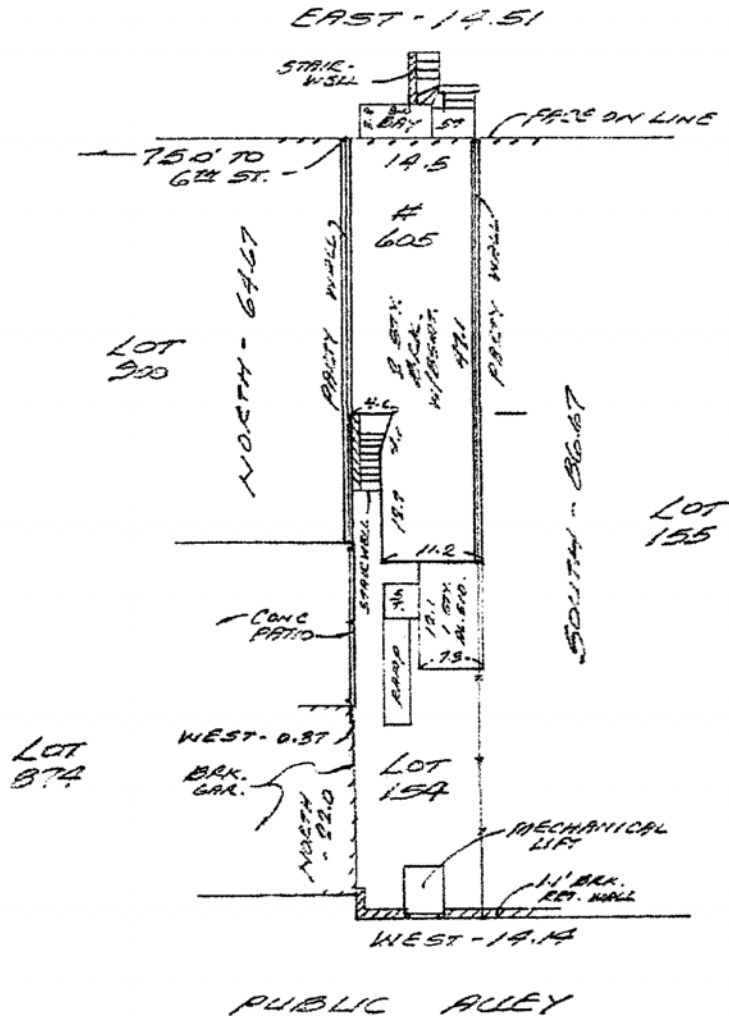
5.E. Statement Applicant's Burden of Proof

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:

- The proposed relocation of the existing footprint extends the original dogleg portion of the house and which is more fitting historically than the existing extension which projects in to the yard.
- Relocating the addition tight to the rear elevation has less visual impact for the neighbors. Currently the neighbors to the east have a façade of 12' on their property. The new addition will have a façade of 7.5' visible to the neighbors on the property line.
- Relocating the addition will allow more area for a garden which will be visible from surrounding properties. Addition will have downlights and no windows on property lines.
- The proposed addition is one story, less than 12' in height and is not visible from the front or rear of the property.

'G' STREET, S.E.



10762 Rhode Island Avenue
Beltville, MD 20705

Capitol Surveys, Inc.

Phone 301-931-1350
Fax 301-931-1352

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction or design purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed. This survey prepared for title purposes only.

© As of current date.

HOUSE LOCATION
LOT-154 SQUARE-878

DISTRICT OF COLUMBIA

Recorded in Liber - 59 Folio - 82 Scale 1" = 20'

I hereby certify that the position of all the existing visible improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

Edward L. Lopez, Jr.
EDWARD L. LOPEZ, JR.
D.C. Licensed Land Surveyor
No. LS900239

DATE: DEC. 4, 2015

CASE: EM-15-4997

FILE: 102349