

DETAILED STATEMENT

(How the application meets the elements of the review standards for Special Exceptions)

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

This project as proposed will be in harmony with the general purpose and intent of the zoning regulations and zoning map per 901.2(a) because the parameters established for single family dwellings in this zone remain unchanged as a result of this project:

- Will remain a single family dwelling.
- Lot occupancy will not exceed the maximum of 60%.
- The rear yards set back will not be less than 20'.
- Building height will not exceed 35'.
- The only reason for this BZA application is due to the April 28th 2017 zoning roulemark DCMR SUB. E 205.4 (not to build more than 10' passed adjacent properties and our original plan and know request is 16' out)

This project as proposed will not adversely affect neighboring property in accordance with the zoning regulations and zoning map per 901.2(b) for the following reasons:

- The 2 directly adjoining neighbors have all already signed letters of support for proceeding with the project.
- Numerous surrounding houses already maintain a physical mass larger or equal than that which will result from the building of this project.
- Due to the orientation of the house existing house (facing East) this project will not block the air and natural light of adjoining properties.
- Other properties in the same row and in other sections of the neighborhood have already constructed similar structures.
- Privacy, use and enjoyment of others would not be impacted by virtue of the addition.
- The scale of the project as proposed shall not substantially visually intrude upon the character, scale and pattern of the houses in that row.
- The only reason for this BZA application is due to the April 28th 2017 zoning roulemark DCMR SUB. E 205.4 (we are only requesting to build an additional 6' our as we planned early 2017)