

DAVID BENJAMIN DOUGLAS

BURDEN OF PROOF

September 15, 2017
Revised November 15, 2017
Revised December 27, 2017

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: **BZA Application**
Square 3558 Lot 51
2339 Third Street, NE
Washington, DC 20002

Background

I am the owner of a semi-detached single-family row house (end unit), currently consisting of 944 sq. ft. I am proposing an addition of 332 sq. ft. for a total house size of 1,276 sq. ft. I wish to build an addition because the house is currently too small for my family and this will only get worse, as the family gets larger. In the proposed addition, I wish to build a proper kitchen (the current kitchen is not large enough for present day appliances) and an eating/family room area. On the second floor I wish to build a master bedroom.

Please note once the proposed addition is built the distance from the rear of the proposed addition will then be 10 feet from the rear of the neighbor's house.

Zoning

The property is in Square 3558. Square 3558 has 3 different zones consisting of R-3, RF-1 and MU-4. My property is in the R-3 zone.

ANC Recommended Approval

Please see the attached letter from the ANC 5E10 recommending approval.

Lot Coverage

The existing lot coverage is 58% and with the addition the proposed coverage will be 70%. I am requesting a Special Exception from §D304.1 pursuant to Subtitle X, Chapter 9.

The size of the property makes it difficult for the owner to construct a small addition to accommodate his family.

Board of Zoning Adjustment
District of Columbia
CASE NO.19669
EXHIBIT NO.32

Granting the application will not have an adverse affect on the use or enjoyment of abutting/adjacent property owners:

- (a) The light and air available to neighboring properties shall not be unduly affected;
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and
- (c) The addition together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage.

Please see the neighbor support letters.

Granting the application will not be inconsistent with the general intent and purpose of the zoning regulations for Square 3558.

Rear Yard

The existing distance from the rear of the house to the alley is 26 feet. With the proposed addition the distance from the rear of the house to the alley will be 16 feet. I am requesting a Special Exception from §D306.2 pursuant to Subtitle X, Chapter 9.

The size of the property makes it difficult for the owner to construct a small addition to accommodate his family.

Granting the application will not have an adverse affect on the use or enjoyment of abutting/adjacent property owners:

- (a) The light and air available to neighboring properties shall not be unduly affected;
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and
- (c) The addition together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage.

Please see the neighbor support letters.

Granting the application will not be inconsistent with the general intent and purpose of the zoning regulations for Square 3558.

Parking Space

With the proposed addition the distance from the rear of the house to the alley will be 16 feet. I am requesting a Special Exception from §C703.2, pursuant to Subtitle X, Chapter 9, to accommodate 2 parking space.

The size of the property makes it difficult for the owner to construct a small addition to accommodate his family and to park a car.

Granting the application will not have an adverse affect on the use or enjoyment of abutting/adjacent property owners. Please see the neighbor support letters.

Granting the application will not be inconsistent with the general intent and purpose of the zoning regulations for Square 3558.