



31 May 2018

**RE: 1318 Constitution Ave, NE  
Washington, DC 20002**

Special Exception Documentation as per DC Board of Zoning Adjustment  
of the District of Columbia

**INSTRUCTION 5H:**

Applicant's Burden of Proof for Special Exception Applications

The owner of 1318 Constitution Ave, NE (DC Square 1033, Lot 0044) would like to add a roof deck with an enclosed access stairwell to the rear portion of their existing home. The portion of the home where the proposed work is planned extends 20' past the rear wall of the adjacent attached building. This exceeds the maximum distance of 10' allowable in this zone (RF-1) by Title 11, Subtitle E, Chapter 2, Section 205.4. The reason for this deviation is that this structure was originally built in 1904 as a church and later converted to residential use and re-zoned.

The proposed third floor deck and stairwell enclosure will comply with Title 11, Subtitle E, Chapter 5, Sections 5201.3 through E-5201.6. The Special Exception, if granted, will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property. The light and air available to neighboring properties will not be affected. The proposed work will not be visible from the street. The privacy of use and enjoyment of neighboring properties will not be compromised. The proposed work, together with the original building, as viewed from the street, alley, and other public way, will not substantially visually intrude upon the character, scale, and pattern of houses along the subject frontage. The proposed work will not be visible from the street, and will only be partially visible from the alley. Please see attached plans and elevations.

The Special Exception, if granted, will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The proposed work will not affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. The Special Exception, if granted, will meet such special conditions as are specified in Title 11, Subtitle X, Chapter 9, and in Title 11, Subtitle E, Chapter 5, Sections 5201.3, 5201.4, 5201.5, and 5201.6.

A letter has been mailed to ANC 6A c/o Mr. Phil Toomajian briefly describing the project, its location, and the reason for the need of a Special Exception. An email containing the same information was also sent to Mr. Toomajian. For the board's convenience and reference, a copy of the letter sent to the ANC is included in this submission, titled "Kulkarni-ANC OUTREACH".

Please see submitted plans, elevations, images, and documentation.  
If you have any questions please do not hesitate to contact our office.

Very respectfully,

Agent for Owner:  
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