



BZA Case 21154

Agraw Suliman
735 Harvard St NW
Square 2888 Lot 0071

Board of Zoning Adjustment
District of Columbia
CASE NO.21154
EXHIBIT NO.32



Basis for Special Exception Relief

This request qualifies for special exception under ZR-16 Subtitle X, Chapter 9 & Subtitle E, Chapter 5201 because lot occupancy does not exceed 70% and the addition will not have a substantially adverse effect on the use or enjoyment of any adjacent or abutting property




(a) The light and air available to neighboring properties shall not be unduly affected;

The proposed addition does not increase the size of the lot usage. The addition extends only 6 feet past adjacent properties. Neither of the two adjacent properties have windows on the side that touches the property line, and the second-story windows are north-facing, so only minimal shadows will be cast onto those existing windows. Therefore, the light and air of adjacent neighbors will not be negatively impacted



(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

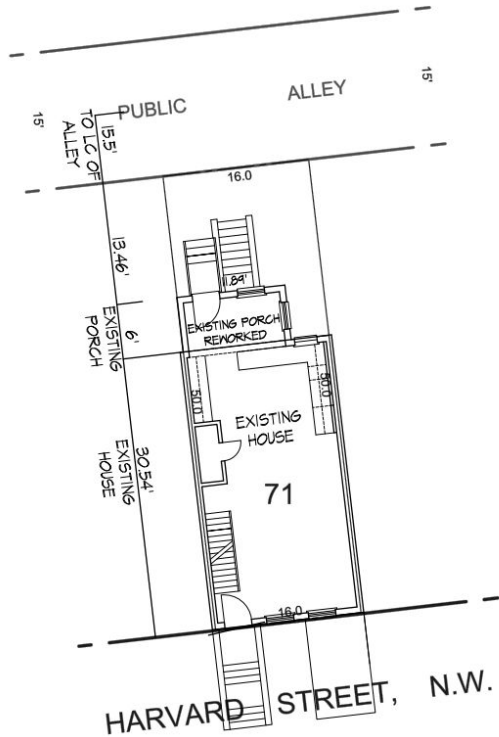
The privacy and use of enjoyment of the neighboring properties shall not be unduly compromised because there are no windows placed on either side of the addition (shared party-wall property lines)



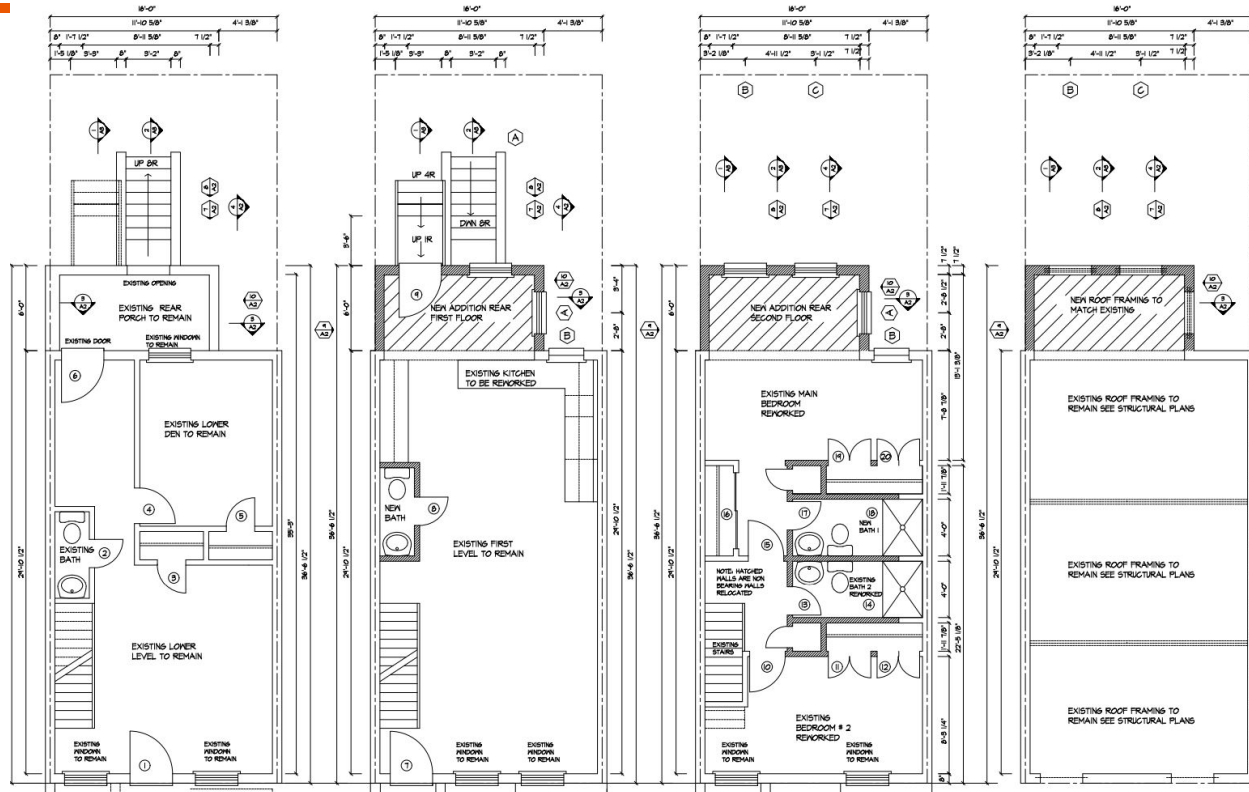
(c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage;

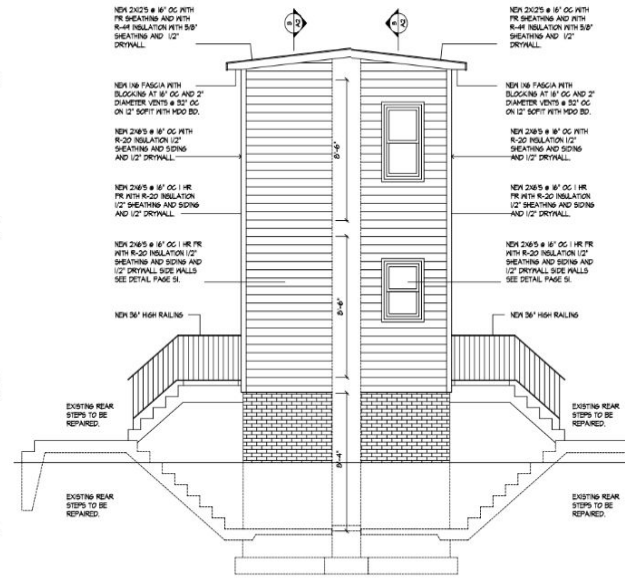
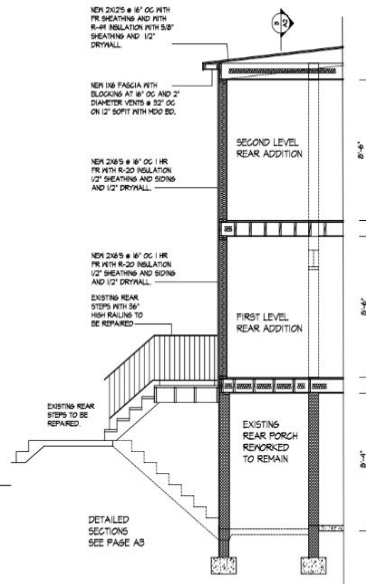
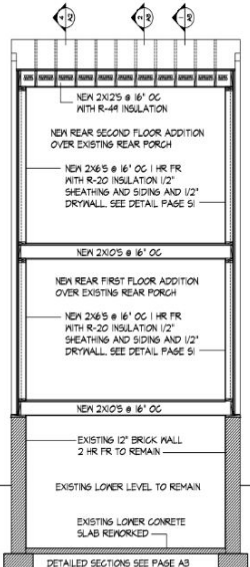
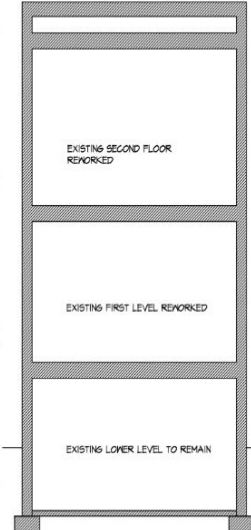
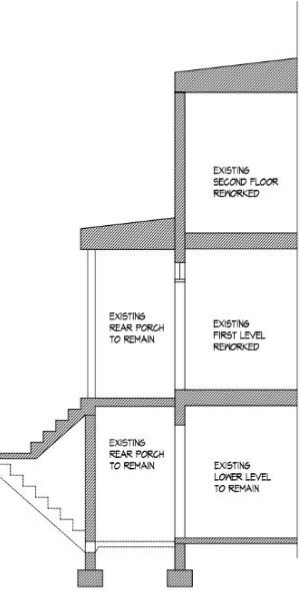
The project will conform to the character, scale, and pattern of the house on the block. The addition stays at the existing building height, which is well below the allowed height and does not modify the footprint of the property

SQUARE 2888



Floor Plans





1 EXISTING SECTION 1
SCALE 1/4"=1'-0"

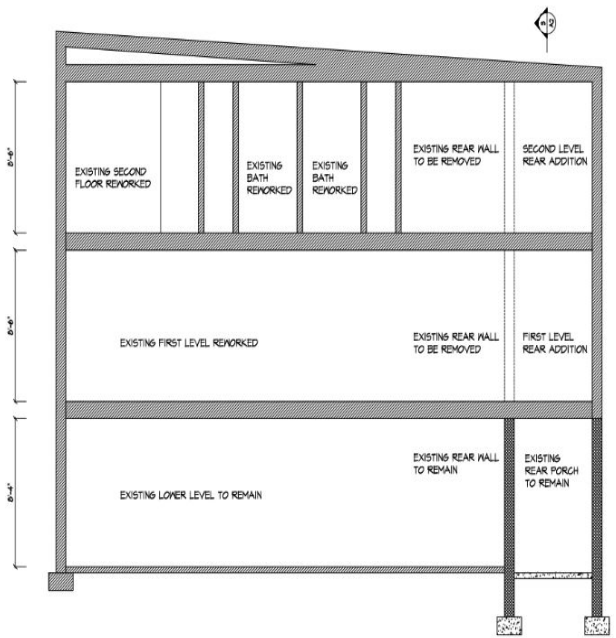
2 EXISTING SECTION 2
SCALE 1/4"=1'-0"

3 SECTION 3
SCALE 1/4"=1'-0"

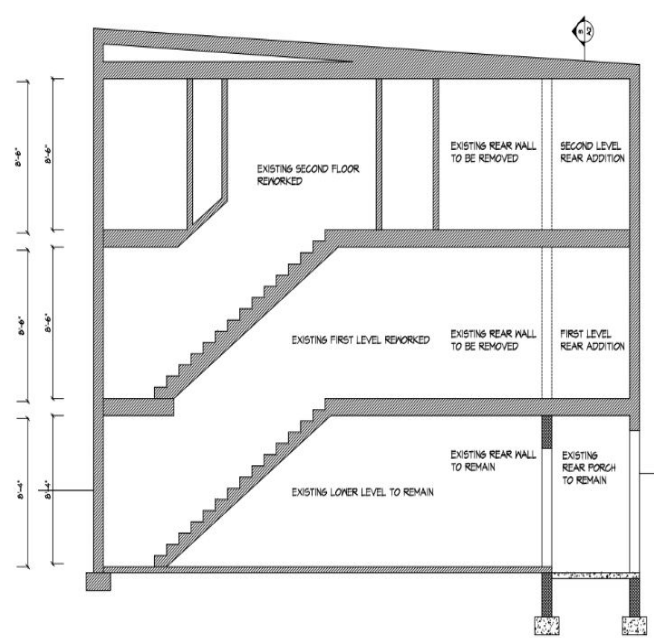
4 SECTION 4
SCALE 1/4"=1'-0"

9 SIDE 1 ELEVATION
SCALE 1/4"=1'-0"

10 SIDE 2 ELEVATION
SCALE 1/4"=1'-0"



5 SECTION 5
A2 SCALE 1/4"=1'-0"



6 SECTION 6
A2 SCALE 1/4"=1'-0"



7 REAR SECTION ELEVATION
A2 SCALE 1/4"=1'-0"

8 REAR ELEVATION 2
A2 SCALE 1/4"=1'-0"