

Burden of Proof

To: Board of Zoning Adjustment
441 4th St, NW
Suite 210 South
Washington DC 20001

From: Victor Raczkowski
Owner/Applicant
3112 Woodley Road NW
Washington, DC 20008

Date: June 27, 2025

Subject: BZA Special Exception Application
3112 Woodley Road NW (Square 2102, Lot 0040)

Victor and Julia Raczkowski, owners and residents of 3112 Woodley Road NW, hereby apply for a special exception pursuant to *Zoning Regulations of 2016, Title 11, Subtitle D: Residential House (R) Zones, Chapter 2 § 208 Side Yard*, to build a rear addition onto their existing main house (principal building), and *Zoning Regulations of 2016, Title 11, Subtitle D: Residential House (R) Zones, Chapter 2 § 207 Rear Yard and Chapter 50 § 5004 Rear Yard* as well as renovate their existing, stand alone garage (accessory structure). The aspect of the proposed project that falls outside the current zoning regulation is as follows:

Relief Requested: *Title 11, Subtitle D: Residential House (R) Zones, Chapter 2, § 208, Side Yard; Title 11, Subtitle D: Residential House (R) Zones, Chapter 2 § 207 Rear Yard and Chapter 50 § 5004 Rear Yard*

I. Project Summary

3112 Woodley Road NW, is currently used as a single family home.

Main House Addition: Pursuant to *Title 11, Subtitle D: Residential House (R) Zones, Chapter 2, § 208, Side Yard*, the homeowner is seeking side yard setback relief to extend the existing walls of their house to build a rear addition. The conical shape of the lot, plus the location and placement of the existing structure on the lot, create unique pinch points at both rear corners.

Garage Modification: Pursuant to *Title 11, Subtitle D: Residential House (R) Zones, Chapter 2 § 208, Side Yard*, the homeowner is seeking side yard setback relief to extend the existing side wall of the garage along the side yard property line beyond the shared party wall with the neighbor at 3116 Woodley Rd. As well as *Title 11, Subtitle D: Residential House (R) Zones*,

Chapter 2 § 207 Rear Yard and Chapter 50 § 5004 Rear Yard, since the garage in its original location is non-conforming.

This special exception satisfies the requirements of *Subtitle D: Residential House (R) Zones, Chapter 52 § 5201* and *Subtitle X: General Procedures, Chapter 9 § 901.2*, because the main house addition (principal building) and garage modification (accessory structure) will not have, “a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.”

II. Qualification of Special Exception

5201 Special Exception Review Standards

By satisfying the requirements of E-5201.4 and E-5201.5, the application also meets the general special exception requirements of X-901.2.

5201.4 An applicant for special exception under this section shall demonstrate that the addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

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

3116 Woodley Rd NW

This property abuts the northwesterly side of 3112 Woodley Rd NW and has an existing, 2-story rear addition on its main house, which is similar in size to the proposed addition at the subject property.

The proposed addition to the main house is an extension of the existing side wall, creating a side yard that is 4.5’ from the 3116 Woodley Rd NW property line at its narrowest point, angling and extending up to the existing 8.5’ side yard setback. The proposed addition to the subject property is similar in height to the existing structure, which does not create shading on 3116.

The homes at 3116 and 3112 are currently separated by a privacy fence with minimal side yards on either side. The proposed addition at 3112 will preserve this condition.

The proposed garage modification extends the width and length of the existing garage, which shares a party wall with the garage at 3116 Woodley Rd NW. The modification creates a parking structure suitable to park a modern car, and the extension of the footprint should have no substantial impact on the light and air available to the property since shading will be contained on the garage roof of 3116 and the yard of 3112.

Maintaining the garage in its original location as it relates to the rear yard will minimize impact to the garage located at 3116 since the garages are attached and share a party wall. They are

both currently in alignment on the alley side and keeping this condition will not affect the light and air available to 3116.

3108 Woodley Rd NW

This property abuts the southeasterly side of 3112 Woodley Rd NW.

The proposed addition to the main house is an extension of the existing side wall, creating a side yard that is 7.5' from the 3108 Woodley Rd NW property line at its narrowest point, angling and extending up to the existing 8.3' side yard setback. As the proposed modifications sit on the northwest side of 3108 Woodley Rd NW, it should have no substantial impact on the light and air available to the property to the south.

The proposed garage modification is on the northeastern side of the 3112 lot, and therefore should have no substantial impact on the light and air available to the property to the south.

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

3116 Woodley Rd NW

The homes at 3116 and 3112 are currently separated by a privacy fence with minimal side yards on either side. The proposed addition at 3112 will preserve this condition.

The proposed garage modification will have no windows facing 3116, and the upper level is intended to remain unfinished and for storage only.

The garages at 3116 and 3112 are both currently in alignment on the alley side and keeping this condition will not affect the privacy of use and enjoyment available to 3116.

3108 Woodley Rd NW

This property abuts the southeasterly side of 3112 Woodley Rd NW.

The southeastern side of the proposed addition to the main house will have two new windows on the upper level facing 3108. These windows are in the Primary Bedroom where preservation of privacy is a common goal.

The proposed garage modification is on the northeastern side of the 3112 lot, and therefore should have no impact on the privacy available to the property to the south.

(c) The proposed addition or accessory structure, together with the original building, or the new principal 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 street or alley frontage

3112 Woodley Rd NW

The addition to both the main house and the garage are contained on the rear side of the lot, leaving minimal views from the street. The main house roof, chimneys, windows, and materials will all remain intact.

The project will use high quality materials to maintain the character and value of the home and surrounding properties.

Maintaining the location of the Garage in the rear yard will allow the structure to remain cohesive with the shared Garage structure at 3116.

901 Special Exception Review Standards

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 judgement 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;

The proposed additions support the R-1B purpose to “Stabilize the residential areas and promote a suitable environment for family life” by creating a home that supports the living standards of a modern family: a garage that can hold a full sized car, a full-sized kitchen and family room, a primary suite and bedrooms to serve the functional and storage needs of a full family.

b. Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

As described more fully above, the additions will minimally impact the light, and, and privacy of the neighboring properties.

IV. Application Requirements

Pursuant to *Subtitle X: General Procedures, Chapter 9 § 902.1* an application for a special exception shall meet the requirements of *Subtitle Y § 300*.

Therefore, included with this application are the following items:

- a. Photos of the existing house and surroundings;

- b. Plan and elevation drawings of the proposed main house addition and garage modification, including a site plan showing the relationship of the proposed addition and modification to adjacent buildings.
- c. Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,

A handwritten signature in black ink, appearing to read 'Jobi Jones', with a stylized flourish at the end.

Jobi Jones
Architect/Agent
jobi@jobijonesllc.com