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

Re: BZA Special Exception Application — Poojitha Regulapati & Stephen Gern, 1300 Taylor St. NE
Permit No.: SD2600043
Zoning Sections: Subtitle D § 5005.1, Subtitle D § 5201.2(c), Subtitle D § 5201.4(a)-(d), Subtitle X § 901.1

Dear Members of the Board:

Pursuant to Subtitle X § 901.1 and § 901.2 of the District of Columbia Zoning Regulations, the applicants, Poojitha Regulapati and Stephen Gern, respectfully submit this statement in support of their application for a special exception at 1300 Taylor Street NE, Washington, DC, zoned R-2 (Lot 12, Square 3972). The applicants seek approval to construct a 5' x 16' accessory storage shed in the north side yard of their single-family detached dwelling, at a setback of 0.91 feet from the north property line, pursuant to Subtitle D § 5005.1 and Subtitle D § 5201.2(c).

I. Description of the Property and Proposed Structure

The subject property is a corner lot bounded by Taylor Street NE to the south, 13th Street NE to the west, and Michigan Avenue NE, which runs diagonally across the eastern and rear portion of the lot. The lot totals 4,484 square feet. The diagonal boundary created by Michigan Avenue NE is an exceptional physical condition that significantly reduces the usable area of the rear and side yards and constrains where an accessory structure can be sited.

The proposed shed is a single-story accessory structure, 5 feet by 16 feet, with a footprint of 80 square feet. It would be located in the north side yard, in a narrow strip between the principal building and the north property line, an area currently used as a walkway and garden strip that is not active yard space.The north side yard was chosen specifically to avoid displacing usable outdoor space, and represents the only available location on the lot for an accessory structure of practical size.

II. General Special Exception Criteria — Subtitle X § 901.2

The proposed structure will not adversely affect the use of neighboring property in accordance with the Zoning Regulations. The immediately adjacent neighbor, whose property shares the north property line, has reviewed the proposal and submitted a letter of support with no objection to the placement or setback. Ten neighbors in total have submitted letters of support. No opposition has been received from any owner within 200 feet of the subject property.

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The proposed use is consistent with the general intent and purpose of the R-2 zone. The applicants are not seeking to change the use of the property, increase density, or introduce any non-residential activity. The shed is a passive, residential storage structure, the most incidental use a residential lot can accommodate. Subtitle D § 5005.1 expressly contemplates accessory buildings in the side yard of a principal building in an R zone, and § 5201.2(c) specifically authorizes BZA approval of relief from the side yard setback for such structures. The applicants are requesting exactly the relief the regulations were designed to address.

III. Specific Criteria — Subtitle D § 5201.4(a): Light and Air

The proposed shed shall not unduly affect the light and air available to neighboring properties. The structure is a single-story building of modest height, oriented parallel to the north property line. Its placement in the side yard does not block the primary southern exposure of the neighboring property to the north. The shed's profile as viewed from the neighboring lot presents a low, narrow face that will not meaningfully reduce light or air circulation to the adjacent dwelling or yard. The immediately adjacent neighbor has reviewed the proposal and raised no concern regarding light or air impact.

IV. Specific Criteria — Subtitle D § 5201.4(b): Privacy

The proposed shed shall not unduly compromise the privacy of use and enjoyment of neighboring properties. The structure is a storage shed with no windows or openings facing the neighboring property. It generates no activity, noise, or observation that could intrude upon the privacy of the adjacent lot. Its function is entirely passive and internal. The neighboring property owner has reviewed the proposal and expressed no concern regarding privacy.

V. Specific Criteria — Subtitle D § 5201.4(c): Visual Character

The proposed accessory structure, together with the principal building, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage. The shed is located in the north side yard, set back from Taylor Street NE and not visible from the primary street frontage. The structure is subordinate in scale to the principal dwelling and consistent with the character and pattern of accessory structures common to residential properties in this neighborhood. It will not alter the perceived mass or scale of the property as viewed from the street or from neighboring properties.

VI. Specific Criteria — Subtitle D § 5201.4(d): Graphical Representations

In accordance with § 5201.4(d), the applicants have submitted with this application the following graphical representations sufficient to represent the relationship of the proposed accessory structure to the subject property and neighboring properties: a certified surveyor's plat showing the lot boundaries and proposed shed location; architectural plans and elevations of the proposed structure; and color photographs

depicting the front, north side yard, and rear of the subject property. These materials are submitted as separate exhibits and are incorporated herein by reference.

VII. Conclusion

The applicants respectfully request that the Board approve the special exception as described. The proposal satisfies each of the required criteria: it will not adversely affect neighboring property under Subtitle X § 901.2; it meets the specific tests of Subtitle D § 5201.4(a) through (d) with respect to light and air, privacy, visual character, and graphical documentation; and it is consistent with the general intent of the R-2 zone and the specific provisions of Subtitle D § 5005.1 and § 5201.2(c). The immediately adjacent neighbor has affirmatively supported the application, no opposition has been received from any neighboring owner, and the relief requested is the minimum necessary to allow construction of a modest residential storage structure on a physically constrained corner lot.

Respectfully submitted,

Poojitha Regulapati Steve Gern

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