

CAMPBELL ARCHITECTS, LLC

15602 BEECH TREE PARKWAY,
UPPER MARLBORO, MD 20774

Burden of Proof

SUBJECT – Request for special exception relief pursuant to zoning sections D-306.3, D-306.4, D-5201.1(a), and X-901.2 to allow a one-story rear addition at 717 Emerson Street NW Washington, DC 20017.

LOCATION AND SITE DESCRIPTION

Address: 717 Emerson Street NW

Applicant: Keena Trapps

Legal Description: Square 3147, Lot 0057

Ward / ANC: 4 / 4D

Zone: R3 – Residential zone allows for row dwellings, while including areas within which row dwellings are mingled with detached dwellings, semi-detached dwellings, and groups of three (3) or more row dwellings. The R-3 zone is intended to permit attached rowhouses on small lots.

Lot Characteristics: Rectangular lot measuring 156.0 feet in depth and 18.0 feet in width. Lot is bounded by adjoining lots to the east and west, Emerson Street NW to the north, and a 15-foot public alley to the south.

Existing Development: The property is developed with a two-story row building that is being used as a single household dwelling.

Adjacent Properties: The adjacent properties also are developed with residential row buildings. Surrounding Neighborhood Character: The surrounding neighborhood is residential in character and is located closest to the Georgia Avenue - Petworth Metro station.

Proposed Development: The applicant has proposed to construct a 1-story first floor addition that would extend more than ten feet beyond the rear wall of the adjoining property 719 Emerson Street NW. The proposed addition will not be visible from the street frontage, and will have no impact on the character, scale or pattern of housing along the subject street frontage.

Enclosed in this application for relief are photographs and drawings that illustrate that the proposal will not adversely impact the adjacent properties. The owner/agent will be reviewing the plans with the neighbors and we will submit letters of "no objection" as we receive them. Please do not hesitate to contact the authorized agent, Campbell Architects, LLC, with any questions.

ZONING REQUIREMENTS and RELIEF REQUESTED

R-3 Zone	Regulation	Existing	Proposed	Relief
Height	40'-0" max.	25'-0" ft.	25'-0" ft.	None required
Lot Width	20'-0" min.	18'-0" ft.	18'-0" ft.	None required
Lot Area	2,000 sf. min.	2,808 sf.	2,808 sf.	None required
Lot Occupancy	60% max	35% - 993sf	47% - 1,316sf.	None required
Rear Yard	20'-0" min.	93'-10" ft.	81'-4" ft.	None required
Side Yard	0' ft.	0' ft.	0' ft.	None required
Parking	1 space	1 space	1space	None required
Rear Yard	10 ft. beyond adjoining property max. 719 Emerson Street NW	0 ft.	13 ft.	Relief Requested

SUBTITLE E CHAPTER 2 GENERAL DEVELOPMENT STANDARDS (RF)

205 REAR YARD

A rear wall of an attached or semi-detached building may be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any principal residential building on an adjoining property if approved as a special exception pursuant to Subtitle X, Chapter 9 and as evaluated against the criteria of Subtitle E §§ 5201.3 through 5201.6.

An applicant for special exception under this section shall demonstrate that the proposed 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;

The adjoining property 715 has a new enclosed rear porch addition. The adjoining property 719 does not have a new enclosed rear porch addition. The property at 719 Emerson Street NW does not span lot-line to lot-line at the rear of the building, which should provide separation between the proposed addition. The property at 715 Emerson Street NW has an enclosed two-story addition that extends 13 feet from the rear wall; therefore, the proposed addition would extend 13 feet 0 inches beyond the building to the west. The proposed addition should not unduly affect the light and air available to neighboring properties.

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

The applicant is not proposing windows on the side elevations and the window and door openings on the rear façade would be consistent with other properties in the square. Therefore, the proposed addition should not unduly compromise the privacy of use and enjoyment of neighboring properties.

(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 proposed addition should not substantially visually intrude upon the character, scale, and pattern of houses along Emerson Street NW. The proposed addition would be set back 38 feet from the front façade and should not be visible from the street. The proposed addition would be visible from the alley, but should be consistent with surrounding properties. The proposed addition would be clad and painted

(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant has provided drawings, including plans, elevations and sections drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

(e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of sixty percent (60%).

The proposed lot occupancy would be 47.0%, which would not exceed the maximum permitted lot occupancy of 60%.

The Board of Zoning Adjustment may require special treatment in the way of design screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

The applicant is using and proposes to continue to use the row building for a single household dwelling, which is a permitted use in the R-3 zone.

The proposed height of the addition would be 9' feet and one story, which does not exceed the maximum permitted height of 40 feet and three stories.

Thank you.

Jennifer Campbell
Agent to Applicant
(240) 360-9692