

Burden of Proof Special Exception Application

1525 K Street SE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Michael Fowler**
Agent/Architect
1819 D Street SE
Washington, DC 20003

Date: February 5, 2021

Subject: **BZA Application, Vasquez-Hutchinson Residence**
1525 K Street SE (Square 1079, Lot 0039)

Alvaro Vasquez and Meredith Hutchinson, owners of 1525 K Street SE, hereby apply for special exceptions pursuant to Subtitle X, Chapter 9, to build a one-story rear addition. The aspects of the proposed project that fall outside the current zoning regulation are as follows:

Relief is requested from Subtitle F § 304.1 from the lot occupancy limitations for a single-family row dwelling in the RA-2 zone.

The existing house has a lot occupancy of 827.7 SF (56.6%), which will increase to 1023.2 (70.0%) with the proposed one-story rear addition. The proposed lot occupancy will be below the 70% maximum allowed by a special exception for a single-family row dwelling in the RA-2 zoning district (Subtitle F § 304.1).

I. Summary:

This special exception qualifies under ZR-16 Subtitle X, Chapter 9, because the proposed addition 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

By satisfying the requirements of X-901.2, the application also meets the general special exception requirements of F-5201.1, F-5201.2, F-5201.4 and F-5201.5.

901 Special Exception Review Standards

The Board of Zoning Adjustment will evaluate and either approve or deny a special exception application according to the standards of this section.

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 judgment 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 new addition will be wood framed similar to other existing additions on structures that access the same alley.

Additionally, a variety of additions exist on the row of dwellings adjacent to 1525 K Street SE, some of which have expanded taller and further back.

Because of the presence of other nearby additions, the proposed one-story rear structure will be in harmony with the intent of the regulations.

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

The light and air available to neighboring properties shall not be unduly affected.

1523 K Street SE

1523 K Street SE lies to the west of the property at 1525 K Street SE. The rear of 1523 K Street SE is 20.0' back from the rear of the existing three-story structure at 1525 K Street SE and an additional 6.5' from the rear of the existing one-story addition. The line of the existing three-story portion of the structure will remain unchanged, while the one-story extension will expand by 12.9'. The proposed one-story addition is only 6.0' taller than the existing privacy fence. Because the proposed addition is only one-story and the affected area along the property line is only approximately 6.0' tall X 12.9' long, the light and air available to 1523 K Street SE will not be unduly affected.

1527 K Street SE

1527 K Street SE lies to the east of the property at 1525 K Street SE. The rear of 1527 K Street SE is 20.0' back from the rear of the existing three-story structure at 1525 K Street SE. The line of the existing three-story portion of the structure will remain unchanged, while the one-story extension on the property line will extend by only 6.7'. The remaining 12.75' of the proposed addition will be offset from the property line by 4.5'. The proposed one-story addition is only 6.0' taller than the existing privacy fence. Because the proposed addition is only one-story and the affected area along the property line is only approximately 6.0' tall X 6.7' long, the light and air available to 1527 K Street SE will not be unduly affected.

The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

1523 K Street SE

The proposed addition has no openings that face the property at 1523 K St SE. The proposed roof deck replaces an existing roof deck in a similar location. Additionally, the new roof deck will have a solid guard rail along the property line rather than the existing open metal pickets. The proposed addition is only one-story and there is an existing privacy fence along the property line. Overall, the one-story addition will not unduly compromise the privacy of use and enjoyment of the neighbors at 1523 K Street SE.

1527 K Street SE

The proposed addition has no openings along the property line that face 1527 K St SE. The proposed roof deck replaces an existing roof deck in a similar location and will have a solid guard rail along the property. The proposed addition is only one-story and there is an existing privacy fence along the property line. The proposed windows and doors that open to the court along the shared property line are screened by the privacy fence. Overall, the one-story addition will not unduly compromise the privacy of use and enjoyment of the neighbors at 1527 K Street SE.

902 and 1003 Application Requirements

An application for a special exception and an area variance shall meet the requirements of Subtitle Y § 300.

Along with this application, we have included the following items:

- a) Photos of the existing house and surroundings;
- b) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition 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,

Michael Fowler

Michael Fowler
Agent/Architect
202-546-0896