

STATEMENT OF THE APPLICANT

I. Nature of the Application:

This application is presented by Mr. Michael Siemer, the owner of Tax Lot 0950, Square 0873, street address 921 G St. SE (“Property”) and zoned as an RF-1 row dwelling. This application requests a special exception from the requirements of 11 DCMR E § 304.1 to allow the infill of the dogleg space and 5 ft. rear extension that will bring lot occupancy over the allowable 60% to 66.9%.

II. Description of the Property and the Surrounding Area:

The property has a land area of approximately 1071 square feet and is located on the south side of G St. SE. The property is located in zone RF-1. The property is located in the Capitol Hill Historic District.

III. Description of the Project:

The applicant proposes to renovate the single-family Property by capturing the “dogleg” space on the west side of the house and incorporating it into the first floor. The applicant also proposes to extend the first and second floors of the house an additional 5 ft. into the rear yard from the existing location of the rear yard. This extension will permit the renovation of the area to include a full sized kitchen with proper appliances and opening the space onto the patio through full length folding doors. The addition on the second floor will accommodate a wider master bedroom and additional floor area for a laundry closet and larger guest bathroom. The opening of these areas will include improved ventilation through and into the spaces.

IV. Description of the Relief Requested:

The Applicant seeks a special exception to 11 DCMR § 304.1 in order to allow an extension of the back of the house, which will cause the maximum allowable lot occupancy (60%) of a property in an RF-1 residential zone to be exceeded.

V. Project Meets Standard for Special Exceptions:

The Board of Zoning Adjustment is authorized under to grant special exception relief from certain development standards IN RF zones, including allowing a lot occupancy up to a maximum of 70% (E § 5201.1 a), where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- (a) The light and air available to neighboring properties shall not be unduly affected;
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

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- (c) The proposed addition of accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage.
- (d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and sections drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

Light and Air/ Privacy – Paragraphs A and B:

The proposal that the applicant and agent are submitting does not negatively impact the use of any neighboring properties. The proposed extension to the applicant's building does not increase the existing height of the structure and will only extend 5 additional feet into the rear yard. This will result in the new rear yard of the applicant's building being only 5 ft. past the rear wall of 923 G St. SE (neighbor to the east), and less than 5 ft. past the rear wall of 919 G St. SE (neighbor to the west). This extension will have little or no affect on quality of sunlight, visibility, privacy, etc. of either neighbor. In addition, both adjacent neighbors have submitted letters supported the proposal, which are included as part of this application. The site plan and floor plans in the drawings package show that the extension will very minimally affect neighboring properties.

Paragraph C

The proposed addition is not visible from G St. SE and only visible partly from 10th St. SE and from the public alley that is not directly behind the property but located in the block. Renderings submitted with the drawing package show that the proposed addition with blend stylistically with the rest of the rear sections of the adjacent buildings on the block. The proposed addition will utilize horizontal wood siding that will match the size and color of the siding used on adjacent buildings. The proposed addition will also not be any higher than the existing structure and adjacent buildings, so it's exposure will be limited.

VI. Conclusion:

For the reasons stated above, the Application meets the appropriate standards for special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.