



BOARD OF ZONING ADJUSTMENT
Applicant's Statement for Special Exception
109 11th Street, SE

I. Introduction and Nature of Relief Sought.

This application is submitted on behalf of Stephen Mallott and Yunus Arslan, the owners of the property located at 109 11th Street, SE, Square 0968, Lot 0822. There is a two-story, attached single family row-house located on the property. The property is in an RF-1 zone district and the land area is 1825sf.

The subject property is being used, and will continue to be used, as a single family residence, with the proposed second floor addition extending to the rear exterior wall of the existing first floor. The proposed addition will extend 19' past the adjacent property to the south. In as such, the applicant is seeking special exception approval pursuant to E-205.5 and E-5201, allowing a rear addition to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on any adjacent property.

II. Jurisdiction of the Board

The Board has jurisdiction to grant the special exception relief requested pursuant to Subtitle X-901.2

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

III. The Application Meets the Requirements for Special Exception Relief.

Since the building will continue to be occupied as a single family residence, it is in harmony with the general purpose and intent of the Zoning Regulations in an RF-1 zone district. The proposed addition will not adversely affect the use of the neighboring properties.

Since the property is located in the Capitol Hill Historic District, the only addition permitted by HPO is a rear addition that is not visible from the street. This eliminates a third floor addition and leaves the proposed second floor addition the applicant's only viable option to add a second bedroom to their home.

For the reasons stated above, this Application meets the requirements for special exception relief by the Board, and the Applicant respectfully requests that the Board grant the requested relief.

Sincerely,

Gregory Kearley, AIA, LEED AP
Principal