

Burden of Proof

Special Exemption Application

To: Office of Zoning  
Government of the District of Columbia  
Suite 210 South  
441 4<sup>th</sup> St NW  
Washington DC 20001

From: Gregoire Holeyman, RA, LEED AP  
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Date: June 25, 2024

Subject: BZA Application, rear addition in RF-1 Zone  
**816 G Street SE; (Square 0926, Lot 0802)**

Sidney Neely (the “Applicant”), owner and occupant of the property located at 816 G Street SE (the “Property”), hereby applies for a special exemption pursuant to 11 DCMR Subtitle X, Chapter 9, to build a two-story rear addition onto an existing semi-detached single-family residence in the RF-1 zone. The zoning relief requested is as follows:

Application of Sidney Neely, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under Subtitle E § 5201, from the side yard requirements of Subtitle E § 208.3, to construct a two-story rear addition onto an existing semi-detached single-family residence the RF-1 Zone at premises 816 G Street S.E. (Square 0926, Lot 0802).

**I. Summary**

This special exception qualifies under under ZR-16 Subtitle D, Chapter 5201 and Subtitle X, Chapter 9, because the proposed addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property.

The Applicant is proposing removing an existing two-story structure and installing a new two-story structure, extending further into the rear yard, and extending the existing non-confirming 3.5’ side yard. (Subtitle E §208.3).

The proposed addition will not extend past the existing structure of neighbors to the east and west. Therefore, the proposed rear addition will not extend past the 10’ maximum allowed by-right. (Subtitle E § 205.4).

## II. Qualification of Special Exemption

### 5201 Special Exception Review Standards

By satisfying the requirements of E-5201.3 through E-5201.6, the application also meets the general special exception requirements of X-901.2.

*Per Subtitle E § 5201.3, “An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:*

- (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;*
- (c) The proposed addition or accessory structure, together with the original building, or the proposed new 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 street and alley frontage; and*
- (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 section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.*

#### 814 G St SE

814 G Street SE lies to the west of the Property. This property contains a two-story plus basement attached single-family dwelling of similar height and width to 816 G St SE. The property also has an existing one-story garage at the rear property line.

Because of the depth of the proposed addition, the light and air available to 814 G St SE will be impacted somewhat. However, the overall impact will not be undue because the houses are oriented north south and shadows cast will be limited to afternoon hours. As well, the proposed addition will not unduly compromise the privacy of use and enjoyment at 814 G St SE.

#### 818 G St SE

814 G Street SE lies to the east of the Property. This property contains a two-story plus basement attached single-family dwelling of similar height and width to 816 G St SE. The property also has an existing one-story garage at the rear property line.

Because of the depth of the proposed addition, the light and air available to 814 G St SE will be impacted somewhat. However, the overall impact will not be undue because the houses are oriented north south and shadows cast will be limited to morning hours. As well, the proposed addition will not unduly compromise the privacy of use and enjoyment at 814 G St SE.

537 9<sup>th</sup> St SE

537 9th Street SE lies to the north of the Property. This property contains a two-story plus basement attached single-family dwelling of similar height and width to 816 G St SE. The property also has an existing one-story garage at the rear property line.

Because of the depth of the proposed addition, the light and air available to 537 9<sup>th</sup> St SE will be impacted somewhat. However, the overall impact will not be undue because the proposed rear addition will still create a twenty-foot rear yard, so the increase in depth will not cause additional shadows to be cast into the rear yards of neighbors at 537 9<sup>th</sup> St SE. As well, the proposed addition will not unduly compromise the privacy of use and enjoyment at 537 9<sup>th</sup> St SE since there will be limited second-floor windows facing towards the north.

Neighbors to the North

Neighbors to the north of 816 G St SE are separated from the property by a 27'-0" alley, privacy fences, and rear yards. The proposed rear addition will still create a twenty-foot rear yard, so the increase in depth will not cause additional shadows to be cast into the rear yards of neighbors to the north.

The proposed addition is modest in nature as it will match the height, width and scale of surrounding buildings. The addition will have minimal impact on the light and air available to the neighbors and will not unduly compromise the privacy of use and enjoyment of these properties. The addition does not substantially intrude upon the character, scale and pattern of houses.

**902 Application Requirements**

*An application for a special exception shall meet the requirements of Subtitle Y § 300.*

Along with this application, the following items have been included into the record:

- 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 there are any further clarifications needed regarding the application for special exemption, we are available to discuss details.

Respectfully Submitted,



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Agent/Architect  
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