



**Statement of how application meets each element of Review Standards
(for Special Exceptions, subtitle K, chapter 9 & subtitle D, section 5201.4):**

*1111 Buchanan Street NW addition/renovation of
existing accessory building project BZA Application*

Elements of review standards (subtitle D, section 5201.4):

“Demonstrate that the proposed addition, new principal 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.
RESPONSE: The proposed extension of the roof will not unduly affect the light and air available to neighboring properties. The proposed vertical extension is a modest increase and the building will still be within the allowable building height development standard for accessory structures (22 feet) and will not significantly change the existing massing of the building nor will it create significant changes to shading on neighbor's properties.
- b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised. **RESPONSE:** The proposed vertical extension will not compromise the privacy of use and enjoyment of neighboring properties because there are no new windows proposed in the side walls facing the neighbor's properties. On the east wall we will actually be infilling one of the windows with masonry so the bedroom will not have a window looking into the east neighbor's yard. There is one small existing window that will remain in the east wall but that window is located high in the stairway so there will be no view from the stairwell into the neighbor's yard.
- c) The proposed addition or accessory structure, together with the original building, or the new principal 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 or alley frontage. **RESPONSE:** The proposed extension of the roof will not unduly affect the light and air available to neighboring properties. The proposed vertical extension is a modest increase and the building will still be within the allowable building height development standard for accessory structures (22 feet) and will not significantly change the existing massing of the building nor will it create significant changes to shading on neighbor's properties. The footprint of the existing accessory structure will be not be enlarged, the roof will simply be raised.

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. **RESPONSE:** The relationship of the proposed extension of the roof to adjacent buildings and views from public ways can be seen in the images below. These images demonstrate that the proposed extension of the roof will not significantly impact the relationship to existing buildings or views from public ways.



view of east side with proposed vertical extension



view of west side with proposed vertical extension

Elements of review standards (subtitle K, chapter 9):

- 902.1, a). How will proposed special exception “be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” **RESPONSE:** The proposed vertical extension neither increases nor extends existing non-conforming development standard(s) nor creates any new non-conformity. The existing building is already 1-1/2 stories. The proposed scope is limited to raising the roof height of the existing building only (within the allowable building height development standard for accessory structures – 22 feet).



- 902.1, b). How will proposed special exception “not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps” **RESPONSE:** The proposed extension of the roof will still be within the allowable building height development standard for accessory structures (22 feet) and will not significantly change the existing massing of the building nor will it create significant changes to shading on neighbor’s properties.
- 902.1, c). How will proposed special exception “meet such special conditions as may be specified in this title” **RESPONSE:** The proposed vertical extension neither increases nor extends existing non-conforming development standard(s) nor creates any new non-conformity. The existing building is already 1-1/2 stories. The proposed scope is limited to raising the roof height of the existing building only (within the allowable building height development standard for accessory structures – 22 feet).