



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

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

Elements of review standards:

- 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).