

April 1, 2019

Board of Zoning Adjustment
441 4th Street NW
Suite 200S
Washington, DC 20001
(202) 727-6311
dcoz@dc.gov

RE: 5011 Garfield Street NW – Burden of Proof Statement
“Encroach six feet-four inches (6’-4”) into the 25ft rear set back of the property.”

Dear BZA Officials:

SAINT PC. is a Washington DC Architectural firm that has been hired by the resident Owner at the above mentioned address, to make a small kitchen addition on the second level of the existing residence. The existing residence is located on a sloped property and surrounded by a thick concentration of trees and landscaping. Visibility to the addition from the street and surrounding properties are obstructed by the existing landscaping and vegetation. The proposed rear facing kitchen addition would replace an existing rear deck and would extend five feet (6ft-4in) into the twenty-five foot (25ft) rear set back of the property.

Our initial review of the zoning guidelines for this residence and neighborhood are as follows:

Residential Zone R21 (primarily detached dwellings)

Lot Occupancy: 35% Lot occupancy; 8’ side, 25’ rear setbacks allowed

- Existing Lot Occupancy: 1,247SF (without addition)
- Proposed Addition Area: 268SF
- Proposed Lot Occupancy: 1,515SF (with new addition)
- Proposed addition is within allowed area occupancy after addition

Lot Setbacks: 8’ side, 25’ rear setbacks allowed

- Existing Southeast Side Setback: 8’-6”
- Existing Northwest Side Setback: 24’-2”
- Existing Rear Setback: 34’-6”
- Proposed rear Kitchen Addition would reduce setback for that portion of the building to 18’-6”
- **Rear Setback Variance Required**

Minimum lot width/area: 75’/7,500sf allowed

- Existing Lot Width: 70’-11”
 - Existing Lot Area: 7,197SF
- No changes proposed

Height: 40’ allowed by right.

- Existing Height of Building: 18’-6”
- Proposed height for addition: 14ft
- Proposed addition is within allowed heights after addition

Board of Zoning Adjustment
District of Columbia

Stories: 3 permitted

- Existing Stories: 2
- Proposed addition: 1
- Proposed single story addition is within allowed stories after addition

The proposed addition meets the special exception criteria outlined in section D-5201.3 whereas the addition:

1. Shall not block air and light from entering into neighboring properties:
 - a. The existing setbacks between neighboring residences do not currently interfere with air and sunlight access between each residence. The proposed rear kitchen addition is not large enough to alter existing air and light access into each neighboring residence.
2. Shall not compromise the privacy of neighboring properties:
 - a. The proposed rear addition is not large enough to negatively affect the privacy of neighboring residences.
 - b. The existing property is surrounded with old and new growth trees and vegetation that obscures views into neighboring properties.
3. Shall not substantially visually intrude upon the Character, scale and pattern of houses along the subject street frontage.
 - a. The proposed rear addition will not exceed the existing overall height of the building.
 - b. The proposed rear addition is not fully visible from the street other than from limited angles from the drive way.

Additionally, because our project meets the special exception criteria outlined above, we would also meet the special exemption review standards outlined in Section X-901.2.

We respectfully request to appear before the Board of Zoning Adjustments to review our request for variance as outlined above.

Should there be any questions or if you require additional information, please do not hesitate to contact me via e-mail or phone. I can be reached on my cell at: (202) 422-6763.

Thank you so much in advance.

Best Regards.



04.01.19

Francisco Beltran, AIA
Principal / SAINT P.C.

Date

CC: Clementine Thomas – Residence Owner
Sam Vasfi - Residence Owner