

Burden Of Special Exception Application

To: Office of Zoning
Government of the District of Columbia
Suite 210 south
441 4th st NW

From: Darius Arod
1440 T st SE Washington DC 20020

Date: 06/10/2019

Re: BZA Application for rear yard relief at 1440 T st SE (Square 0835, Lot 5605)

Darius Arod, Owner Of 1440 T st SE , hereby apply for a Special Exception per DCMR chapter 5201 to extend non conforming strucyurelaterally.

The rear yard will not meet minimum setback of 25 feet per section D-5201.1 for the minimum rear yard requirement that dose not comply with
D-306.2 (x-900.2)

The rear yard will not meet minimum setback of 25 feet pere section D-5201.1 for the minimum side yard requirment that dose not comply with
D-206.2 (x-900.2)

I Summary

The Project qualifies under 11 DCMR Section 5201 because:

- A. The project is an addition to a building with one (1) principal dwelling unit.
- B. The addition does will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwellings or properties.

II Basis for Grant of Special Exception

A. DCMR 11 Subtitle D, 5201.1

The board of zoning adjustment may approve as a special exception in the R zones relief from the following development standards of this subtitle, subject to the provisions of the section and the general special exception criteria at subtitle X, Chapter 9...
(b) yards

Board of Zoning Adjustment
District of Columbia
CASE NO.20123
EXHIBIT NO.8

The applicants house is in the R-3 zone and the relief being sought is for the rear and side yard requirements per D-206.2 (for side yard) and D-306.2 (for the rear yard).

B. 5201.2

Special exception relief under this section is applicable only to the following...

- (a) An addition to a building with only one (1) principal dwelling unit

The relief sought is for a building with only one principal dwelling unit.

C. 5201.3

An applicant for special exception under this section shall demonstrate that the proposed addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (a) The light and air available to neighboring properties shall not be unduly affected.

The project is located inside the property and will be in the same line of the house walls.

- (b) The privacy of use and enjoyment of neighboring properties will not be unduly compromised.

The project Will make the house looks square and it is located inside of the property line.

- (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, will not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage.

The project will start right by kitchen wall cross and will be finish right by bedroom wall cross.

The proposed addition will not be visible from the street and will have no impact on the character, scale, and pattern of houses along subject street.

Enclosed in this application for relief are photographs and drawings that illustrate that the proposal will not adversely impact the adjacent properties.

The owner will be reviewing the plans with the neighbors and we will submit letters of "no objection" as we receive them.