

Burden of Proof

To: Board of Zoning Adjustment
441 4th St, NW
Suite 210 South
Washington DC 20001

From: Victor Raczkowski
Owner/Applicant
3112 Woodley Road NW
Washington, DC 20008

Date: June 27, 2025

Subject: BZA Special Exception Application
3112 Woodley Road NW (Square 2102, Lot 0040)

Victor and Julia Raczkowski, owners and residents of 3112 Woodley Road NW, hereby apply for a special exception pursuant to *Zoning Regulations of 2016, Title 11, Subtitle D: Residential House (R) Zones, Chapter 2 § 208 Side Yard*, to build a rear addition onto their existing main house (principal building) as well as renovate their existing, stand alone garage (accessory structure). The aspect of the proposed project that falls outside the current zoning regulation is as follows:

Relief Requested: *Title 11, Subtitle D: Residential House (R) Zones, Chapter 2, § 208, Side Yard*

Pursuant to *Zoning Regulations of 2016, Subtitle X: General Procedures, Chapter 9 § 901.2* the Board of Zoning Adjustment is authorized to grant special exceptions where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The proposed addition to the main house will be on the rear of the house. It will be a similar size to the neighbor to the northwest (3116 Woodley Rd NW). It will be constructed with high quality materials and will be appropriate in scale for the addition to other houses nearby. The proposed modification to the garage is on the rear of the house and is intended to provide useability of the space to meet modern vehicle sizes.

(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

As described more fully below, the addition to the main house and the modification to the garage will not substantially impact the light and air or privacy of the neighboring properties.

The relief requested in this application meets the aforementioned standards, as outlined in detail below.

I. Project Summary

3112 Woodley Road NW, is currently used as a single family home.

Main House Addition: Pursuant to *Title 11, Subtitle D: Residential House (R) Zones, Chapter 2, § 208, Side Yard*, the homeowner is seeking side yard setback relief to extend the existing walls of their house to build a rear addition. The conical shape of the lot, plus the location and placement of the existing structure on the lot, create unique pinch points at both rear corners.

Garage Modification: Pursuant to *Title 11, Subtitle D: Residential House (R) Zones, Chapter 2 § 208, Side Yard*, the homeowner is seeking side yard setback relief to extend the existing side wall of the garage along the side yard property line beyond the shared party wall with the neighbor at 3116 Woodley Rd.

II. Qualification of Special Exception

These special exceptions satisfy the requirements of *Subtitle D: Residential House (R) Zones, Chapter 52 § 5201* and *Subtitle X: General Procedures, Chapter 9 § 901.2*, because the main house addition (principal building) and garage modification (accessory structure) will not have, *“a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.”*

III. Adjacent Properties

3116 Woodley Rd NW

This property abuts the northwesterly side of 3112 Woodley Rd NW and has an existing, 2-story rear addition on its main house, which is similar in size to the proposed addition at the subject property.

The proposed addition to the main house is an extension of the existing side wall, creating a side yard that is 4.2' from the 3116 Woodley Rd NW property line at its narrowest point, angling and extending up to the existing 8.5' side yard setback. The proposed addition to the subject property is similar in height to the existing structure, which does not create shading on 3116.

The homes at 3116 and 3112 are currently separated by a privacy fence with minimal side yards on either side. The proposed addition at 3112 will preserve this condition.

The proposed garage modification extends the width and length of the existing garage, which shares a party wall with the garage at 3116 Woodley Rd NW. The modification creates a parking structure suitable to park a modern car, and the extension of the footprint should have no substantial impact on the light and air available to the property since shading will be contained on the garage roof of 3116 and the yard of 3112..

3108 Woodley Rd NW

This property abuts the southeasterly side of 3112 Woodley Rd NW.

The proposed addition to the main house is an extension of the existing side wall, creating a side yard that is 7.5' from the 3108 Woodley Rd NW property line at its narrowest point, angling and extending up to the existing 8.3' side yard setback. As the proposed modifications sit on the northwest side of 3108 Woodley Rd NW, it should have no substantial impact on the light and air available to the property to the south.

The proposed garage modification is on the northeastern side of the 3112 lot, and therefore should have no substantial impact on the light and air available to the property to the south.

IV. Application Requirements

Pursuant to *Subtitle X: General Procedures, Chapter 9 § 902.1* an application for a special exception shall meet the requirements of *Subtitle Y § 300*.

Therefore, included with this application are the following items:

- a. Photos of the existing house and surroundings;
- b. Plan and elevation drawings of the proposed main house addition and garage modification, including a site plan showing the relationship of the proposed addition and modification to adjacent buildings.
- c. Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Thank you,

A handwritten signature in dark ink, appearing to read 'Jobi Jones', followed by a horizontal flourish.

Jobi Jones
Architect/Agent
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