

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of 3032 N St LLC (owner)

For: 3032 N St NW, Wash., DC 20007, Square 1209 Lot 0056.

I. INTRODUCTION

This Statement is submitted on behalf of 3032 N Street LLC "**Applicant**", owner of the property located at 3032 N St NW, Wash., DC 20007 (Square 1209, Lot 0056) (the "**Property**"). The property is located in the R-3/GT Zone. This is an existing historic 2-1/2 story + basement single family dwelling with an existing raised terrace at the rear of the house's southern end, (the "**Building**").

The Applicant is proposing improvements for:

- 1.) A larger, new raised terrace in the rear yard (the "**Addition**") off of the kitchen with Storage below, to replace the smaller existing raised deck off the kitchen, with Storage below.
- 2.) A new Trellis wall with a height greater than 4 ft between Parking and the rear garden.
- 3.) These proposed improvements would increase the lot coverage to 44%, (which is beyond the 40% that is allowed as of right, but within the 50% allowed by Special Exception for this zone R3/GT). This application seeks relief for the Special Exception Lot Coverage increase through Subtitle D 210.1, permissible by D-5201.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception relief requested pursuant to X-901.2 Subtitle D-210.1 and D-5201.

III. BACKGROUND.

Description of the Property and Surrounding Area.

The subject property is a historic single-family residence, built ca. 1891 located mid-block on N St NW, in Old Georgetown in the R-3/GT zone. The lot area is 7,565 SF. To the north of the property is N Street NW. Abutting the property to the east is 3028 N St NW. Abutting the property to the south is 3038 N St NW. Note at the south east end there is an existing Ingress and Egress easement which allows vehicular access via an alley connecting to N St NW. Abutting the property to the west is 3038 N St NW.

Proposed Project. The Applicant is proposing rear yard improvements to include replacing the existing raised rear terrace located off the kitchen with a larger raised terrace. This is part of an proposed rear yard/garden landscape project designed in the classical style with cut stone and brick. The new classical terrace and garden will be complementary to the existing house and the neighboring historic area in general.

Lot Coverage: Currently the Lot Coverage is 41% which is slightly above the 40% allowed as of right for the Lot. A Special Exception is allowed in this Zone for maximum lot coverage up to 50%. The Applicant is therefore seeking special exception relief to allow the proposed improvements.

The terrace addition, which will be located at the south end of the building off the kitchen, will be 4 feet from the existing west brick wall. The Addition is conforming to the development standards of the R-3 zone. It is also compliant with, and set back from property lines as required. Aesthetically it is designed to appear as a natural extension of the existing house, with a similar architectural style and constructed of brick and cut red sandstone. The proposal also includes a new stair to the brick pavers below

IV. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF.

A. Overview.

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property, subject also, in this case, to the specific requirements for relief under D-5201 of the Zoning Regulations.

In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily should grant the application.

B. General Special Exception Requirements of Subtitle X § 901.2.

1. Granting of the Special Exception will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.

The granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The Property is located in the R-3/GT zone The

Property will remain a semi-detached single-family dwelling. The proposed rear yard request is permitted via special exception approval. Accordingly, the proposed Addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

2. The granting of the special exception will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.

C. Specific Special Exception Requirements of Subtitle D-5201.

5201.4: An Application for special exception relief under this section shall demonstrate that the proposed addition, new 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;

The request is for permission to build a larger version of the existing rear deck that is currently located at the southern end of the house accessible from the kitchen/breakfast area. The proposed heights closely match the existing heights of the existing deck elevation and railing. Therefore, the proposed visual access from abutting properties will be similar to the existing visual access, and can be additionally buffered with plantings.

(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The proposed terrace is similar in kind to the existing raised rear terrace, just a bit larger so there should not be any issue with respect to introducing anything detrimental to the neighbors use and enjoyment of their properties. The existing brick garden walls running north/south at the side yard property lines and the new landscaping will provide a significant visual and sound buffer. Accordingly, the privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

(c)The proposed addition or accessory structure, together with the original 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;

The proposed Addition is located at the rear of the house and not visible from N Street. its scale, materiality and design will align with the existing home and neighborhood character. It will be sensitively placed in the site along with the existing and proposed new foliage. Our intent is that it will complement the existing architecture of the house and neighborhood. Accordingly, the proposed Addition will not substantially visually intrude upon the character, scale and pattern of houses along N St NW.

V. CONCLUSION.

For the reasons stated above, this application meets the requirements for special exception approval by the Board, and the Applicant respectfully requests that the Board grant the requested relief.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Donald Keppler", is written over a horizontal line.

Donald Keppler, Architect

Gilday Renovations

10/15/25