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07.23.2019

TO: DC Office of Zoning - The Board of Zoning Adjustments
441 4th Street NW, Suite 200S, Washington DC 20024

FR: Cassandra Spratt, Owner
Matt Starr, AIA, Architect

RE: BZA: Burden of Proof
130 Rhode Island Ave, NE

To Whom it May Concern,

Cassandra Spratt, the Owner of the existing rowhouse at 130 Rhode Island Avenue NE, Washington, DC 20002, is seeking to construct a two story rear addition. The rear addition will include a new exterior screened porch at the first floor and a new bedroom and bath at the second floor.

By right per R-3 Zoning a rowhouse is typically allowed a 10'-0" maximum rear addition from the exterior face of the farthest rear wall of the immediately adjoining properties. In the Owner's present case, the western attached rowhouse is a special condition as relative to the remaining block since the home occurs at an obtuse angle and that its rear wall sits closer to the street by 3'-3" as relative to the Owner's rear wall. The Owner's eastern attached rowhouse has a rear elevation that sits flush with the Owner's rear wall. The property because of the western adjacency is by right allowed a 6'-9" addition, which significantly limits the Owner's ability to add area as relative to the remainder of the block. Said block has a similar addition constructed on each and every property with exception of three of the nineteen homes.

*The Owner requests the Board of Zoning Adjustment for Special Exception from DC Zoning **Subtitle D Section 306.2** to construct a 10'-0" New Addition into the rear yard as measured from the existing rear face of the rowhouse.* If the owner is granted this Special Exception, the Owner and Architect plan to follow the requirements listed under the Board of Zoning Adjustments, Subtitle X §901.2 (Special Exceptions):

"...to grant special exceptions, as provided in this title, 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; (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and (c) Will meet such special conditions as may be specified in this title."

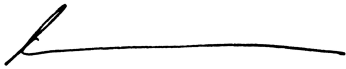
Specifically, the New Addition will meet all requisites prescribed per Subtitle D-5201.3, sub-sections A, B, and C such as A) the light and air available to the western neighboring adjacent property shall not be unduly affected since the 10'-0" work extends no more than 8'-0" beyond the adjacent property's rear wall as measured perpendicular (at an angle no less than 65 degrees) meanwhile the width of the adjacent property at the narrowest extent is no less than 23'-6" wide and clear open; and B) no wall penetration shall peer directly across and into accustomed private areas of the adjacent property; and C) the addition shall appear in scale, proportion, and dimensions not dissimilar from the remainder of the block as viewed from the alley and mentioned per the paragraph above. Furthermore, the owner anticipates full cooperation, understanding, and agreement from the owner of the western attached property.

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Thank you for your consideration with regard to this home improvement.

Sincerely,

Cassandra Spratt, Owner

A handwritten signature in black ink, consisting of a stylized initial 'C' followed by a long, horizontal, slightly wavy line.

Matt Starr, AIA, Architect
McRae | Starr