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2322 19th Street Special Exception Application: Burden of Proof

The Applicant for 2322 19th Street seeks special exception relief per Section U-301.1(e) in order to have a dwelling unit in an accessory structure.

Per Section U-301.1(e)

(e) An accessory building constructed as a matter-of-right after January 1, 2013, and that is located within a required setback shall not be used as, or converted to, a dwelling unit for a period of five (5) years after the approval of the building permit for the accessory building, unless approved as a special exception;

The owner would like to construct the accessory dwelling unit concurrently with the accessory building.

Existing Conditions

The existing parcel at 2322 19th Street is comprised of a single family row house with a one story detached garage accessed via an alley that is parallel to 19th Street NW.

Proposed Construction

The proposed project keeps the single family row house as-is, and replaces the existing one story detached garage with a two story accessory structure. The proposed two story structure is comprised of a two car garage on the first floor and a dwelling unit on level two.

The proposed accessory building is new and was not in existence on January 1, 2013. There is permanent access to the proposed accessory structure via the alley that runs parallel to 19th Street NW that is approximately 18' wide. Permanent access shall be provided by alley access to Belmont Road (the proposed accessory structure located on the 18' wide alley is well within 300' of Belmont Rd. NW access and 20th Street NW access).

The proposed dwelling unit above the proposed garage satisfies the intent of the zoning regulations and is an asset to the community in the following ways:

- There are already two-story alley structures on either side (please see photos).
- HPO has found the proposed alley structure to be consistent with the alley streetscape and historic district.
- The new garage is wider than the existing garage and, consequently, provides parking for an additional car thereby relieving parking congestion in the neighborhood.
- There is a housing shortage in our region. The proposed dwelling unit adds a dwelling unit in a walkable, transit-friendly neighborhood.

Per Subtitle X § 901 the project:

- A) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The zoning regulations allow for accessory structures at 2322 19th Street NW and allow for multiple dwelling units. In fact, the proposed construction at 2322 19th Street, which will be comprised of two dwelling units, is substantially below the number of dwelling units allowed by the zoning regulations.
- B) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. The neighboring properties have similar accessory structures (please refer to photographs submitted). Construction of this accessory structure continues the pattern of development along the alley.

Sincerely,



Carmel Greer, AIA, Authorized Agent