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Statement of Existing / Intended Use

The property located at 3817 Jenifer St NW is currently owned by Sarah "Sally" and Carl "Steve" O'Briant, and is used as an owner-occupied single family dwelling. The intended use shall continue as an owner-occupied single family dwelling. The owner is requesting a special exception to construct a ground floor addition which they intend to occupy as their primary residence.

Statement of Work

Work to include (1) one-story addition at the rear of the existing single-family residence.

Burden of proof

The burden of proof for special exception is two-fold, and the Applicant must demonstrate the following:

1. How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map

Many R-1B zone buildings or garages violate side and rear yard setback requirements. The planned one-story addition will mostly be built on top of the current garage structure and is consistent with other buildings in the zone. The addition will be at the back of the property and barely visible from the street.
2. How allowing the use will not adversely affect the use of the neighboring property – ie. traffic, noise, lighting, etc.

The existing use of the property as a single-family dwelling will remain unchanged. No additional traffic or noise will be generated because of this special exception. The design and massing of the ground-floor addition have been carefully considered to minimize the natural light impact to the adjacent properties.

Additionally, special exceptions granted under section 5201 are required to meet the following criteria:

1. Not unduly affect light and air available to neighboring properties

The impact of an additional story to the rear of the house on the Applicant's property will have minimal impact on light and air for properties located to the north across the alley. The properties across the street are two and three-detached houses and will not be affected.
2. Not compromise the privacy of use and enjoyment of neighboring properties

Adjacent properties will enjoy the same degree of use and privacy as they currently have now. The Applicant has met with both adjacent neighbors and has obtained letters of support for the Project.
3. Not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage

The proposed single-story ground floor extension is situated at the rear of the property and has been carefully designed to integrate harmoniously with the existing structure. Due to the size and location of the addition it will barely be visible from the street.



Peter Nettelbeck, R.A.