

Applicant Statement
Special Exception Application

1614 34th Street NW; Square 1277, Lot 0204

To: The Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th St., NW
Washington, DC 20001

Date: July 23, 2019

Subject: Construction of a three-story rear addition to a single family, attached dwelling.

1. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Chad Clark, owner of the property located at 1614 34th St. NW (Square 1277, Lot 204) (the “**Subject Property**”) in support of his application for:

- a. Special exception relief pursuant to Subtitle D § 5201.1 from D § 1206.3 (rear yard requirement), to allow construction of a three-story rear addition to an existing single-family, attached dwelling in R-20 zone.

2. BACKGROUND.

A. Description of the Property and Surrounding Area.

The Subject Property is located in the R-20 Zone. It is an interior rectangular lot measuring one hundred and fifty feet (150 ft.) in length, sixteen point sixty six feet (16.66 ft.) in width with a land area of 2,499 square feet. The Subject Property is improved with a three-story attached single-family dwelling. Abutting the Subject Property to the north and south are other one-family dwellings. The area is made up of primarily single-family attached dwellings. The Subject Property is built on both property lines to the south and north side, with a rear setback of 91 feet and 6 inches (91.5 ft.). The property is located in the Georgetown Historic District and was built in 1940.

B. Proposed Project.

The Applicant is proposing to construct a three-story addition to the rear of the existing building in order to provide additional living space. The existing building rear wall is currently set twelve feet back from the rear wall of the adjoining neighboring building to the north and extends sixteen feet (16 ft.) past the rear wall of the adjoining neighboring building to the south. The proposed Addition will align with the rear wall of the adjoining property to the north and extend an additional twelve feet (12 ft.) for a total of twenty-eight feet (28 ft.) past the rear wall of the neighboring property to the south. The Addition will be built on side property lines.

3. Application for a Special Exception

A. Description of the requested relief

The Property is located in the R-20 Zone, where the “rear wall of an attached or semi-detached building may extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property if approved as a special exception pursuant to Subtitle X, Chapter 9 and as evaluated against the criteria of Subtitle D §§ 5201.3(a) through 5201.3(d) and §§ 5201.4 through 5201.6.” As explained below, the Application meets the test for special exception relief, pursuant to 11-D DCMR § 5201 and § 1206.4, from the requirements of 11-D DCMR § 1206.3.

B. Statement of Compliance for Special Exception

(1) The light and air available to neighboring properties shall not be unduly affected;

The Addition will not unduly affect light and air available to the neighboring properties. The Applicant has provided a shadow study along with this Application. As the shadow study demonstrates, the proposed Addition will cause a slight change in shadow casted onto the property to the north at 12:00pm and additional minor shadow casted onto the property to the south at 6:00pm. There is no additional shadow at any other times of the day.

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

The privacy of use and enjoyment of any neighbors will not be unduly compromised by the proposed Addition. As a result of aligning the proposed addition with the rear wall of the adjacent property to the north, the two structures will share a party wall. As for the adjacent property to the south, the Addition will not have any windows facing its backyard. All the proposed windows will only face the subject property's rear yard. Furthermore, existing 6-

foot wood fences will continue to exist between the three lots. Therefore, the existing conditions of offering privacy of use and enjoyment will continue to exist.

(3) The 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 subject street frontage.

The Addition, together with the existing Building, will not visually intrude upon the character, scale, or pattern of houses on 34th Street, NW. The Applicant is not altering the front façade in any way, nor is he proposing to increase the height of the Building. In fact, the Addition to the rear will be about six feet (6 ft.) lower than the existing Building's height and thus will not be visible from the street. The two buildings flanking the subject property have similar heights. The addition will not be visible from Q Street either and will have brick cladding that matches the existing brick.

4. Conclusion.

For the reasons outlined in this Applicant's Statement, the Applicant respectfully requests the special exception relief as detailed above.