

**Burden of Proof
Special Exception Application**

711 Lawrence ST NE

From: Qinglong Chen

Owner / Applicant
711 Lawrence ST NE
Washington DC 20017

**Re: BZA Application for roof top element relief at 711 Lawrence ST NE
(Square 3653, Lot 0024)**

Qinglong Chen, owner of 711 Lawrence ST NE hereby apply for a Special Exception pursuant to E, 5203.3 to permit for the removal of a roof top architectural element original to the building pursuant to E, 206.1(a) (X, 901.2).

Title 11 DCMR 2016 E, 206.1 (a):

A roof top architectural element original to the building such as a turret, tower or dormers, shall not be removed or significantly altered, including changing its shape or increasing its height, elevation, or size.

I Background

The house had major renovation by previous owner in 2011 under building permit #B1103410. The roof top element was removed during roof replacement in 2011.

II Basis for Grant of Special Exception

5203.3 *A special exception to the requirements of Subtitle E § 206 shall be subject to the conditions of Subtitle E § 5203.1(b), (c), and (d).*

5203.1 *The Board of Zoning Adjustment may grant as a special exception a maximum building height for a principal residential building and any additions thereto of forty feet (40 ft.) subject to the following conditions:*

(b) Any addition, including a roof structure or penthouse, shall not block or impede the functioning of a chimney or other external vent on an adjacent property required by any municipal code;

- (c) *Any addition, including a roof structure or penthouse, shall not interfere with the operation of an existing or permitted solar energy system on an adjacent property, as evidenced through a shadow, shade, or other reputable study acceptable to the Zoning Administrator;*
- (d) *A roof top architectural element original to the house such as a turret, tower, or dormers shall not be removed or significantly altered, including changing its shape or increasing its height, elevation, or size;*

The property is a single family house in RF-1 zone. The neighboring properties are single houses and multi-family apartment buildings. Please see submitted plat. The width of the lot is 70.90', the depth is 133.15'. The house is set back 15' from the front property line, 58.90' from the rear property line, 16.07' from the left property line, and 31' from the right property line. The property doesn't share any common walls with any neighboring properties. The roof change didn't block or impede the functioning of a chimney or other external vent on an adjacent property, and it didn't interfere with the operation of an existing or permitted solar energy system on an adjacent property. So it complies with E5203.1 (b) (c).

Enclosed in this application for relief are photographs and drawings that illustrate that the roof work did not adversely impact the adjacent properties.

Thank you,



Qinglong Chen

Owner / Applicant