

BURDEN OF PROOF STATEMENT

Applicants: Ashley Patton and Brendan Sullivan

Property: 3610 Patterson Street NW, Washington, DC 20015

Square/Lot: 1999 / 0065

Zone: R-1B

I. Property and proposed project

The property is located in the R-1B zone and is improved with a detached, one-family dwelling. The applicants propose to construct a one-story screened porch at the rear of the dwelling, together with an associated uncovered landing and stairs. The property will continue to be used as a one-family residence, and the project will not create an additional dwelling unit or introduce a new use.

As shown on pages 9 and 10 of the architectural drawings, the R-1B zone requires a minimum rear yard of 25 feet. The existing dwelling has a rear yard of 12 feet 7¼ inches. The proposed screened porch would result in a rear yard of 7 feet. Accordingly, the applicants request special exception relief from the rear-yard requirement of Subtitle D § 207.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2.

The proposed project complies with the applicable 40% maximum lot occupancy requirement. Lot occupancy would increase from 33.8% to 38.3% (a 4.5% increase).

The proposed project complies with the applicable 50% minimum pervious surface requirement. Pervious surface would decrease from 50.7% to 46.3%, which is permitted by Subtitle C § 501.2(b) when the proposed increase in lot occupancy is less than 10%.

II. Compliance with Subtitle X § 901.2

A. Harmony with the Zoning Regulations and Zoning Map

The proposed screened porch is consistent with the residential purpose and character of the R-1B zone. The property will remain a detached, one-family dwelling, and the porch will provide customary private outdoor living space accessory to the existing residence.

The porch is limited to one story, is located entirely at the rear of the house and remains below the permitted maximum lot occupancy. Similar rear additions, porches and structures are present along the alley, as documented on pages 4 through 8 of the architectural plans. The project is therefore compatible with the established residential character of the surrounding area.

B. No adverse effect on neighboring property

For the reasons discussed below, the proposed screened porch will not tend to adversely affect the use of neighboring property.

III. Compliance with Subtitle D § 5201

A. Light and air

The proposed porch will not unduly affect the light and air available to neighboring properties. It is a one-story structure with screened sides and is substantially lower than the existing two-story-plus-attic dwelling. Its limited height and footprint reduce its potential effect on neighboring light and air.

The existing and proposed site plans on pages 9 and 10, together with the proposed elevations on page 14, illustrate the relationship of the porch to the adjoining properties and the public alley.

B. Privacy

The proposed porch will not unduly compromise the privacy or enjoyment of neighboring properties. It will serve the same private residential use as the existing rear patio and yard and will not create a new dwelling unit or a more intensive use of the property.

The existing fencing, trees and landscaping shown on pages 3, 9 and 10 provide separation and screening between the proposed porch and surrounding properties. Properties to the south are also separated from the subject property by the 12-foot-wide public alley.

The existing privacy fencing and landscaping shown in the plans will remain following construction.

C. Visual compatibility

The proposed porch, together with the existing dwelling, will not substantially visually intrude upon the character, scale or pattern of houses along Patterson Street or the alley.

The porch is located behind the house and will not materially alter the appearance of the property from Patterson Street. As shown on pages 4 through 8, the surrounding alley already contains rear additions, porches, decks and accessory structures located at varying distances from the alley.

Most notably, the property at 3622 Patterson Street NW contains an existing screened porch with a 7-foot rear setback. Other nearby examples include the rear addition at 3618 Patterson Street NW with an approximately 9-foot 10-inch setback, and the rear addition at 5807 Chevy Chase Parkway NW with an approximately 3-foot setback to an elevated deck and 6-foot 4-inch setback to the rear wall of the principal dwelling. These examples

demonstrate that the proposed one-story porch is consistent with the established scale and pattern of development along the alley.

D. Graphical evidence

The architectural submission includes photographs, existing and proposed site plans, floor plans, roof plans, elevations and sections showing the relationship between the proposed porch, adjacent properties and the public alley. These materials provide the graphical representations required by Subtitle D § 5201.

IV. Conclusion

The proposed screened porch is in harmony with the purpose and intent of the Zoning Regulations and Zoning Map, will not adversely affect neighboring properties and satisfies the specific criteria of Subtitle D § 5201. The applicants therefore respectfully request approval of the requested rear-yard special exception.