



1711 CONNECTICUT AVE. NW, 204
WASHINGTON, D.C. 20009

BURDEN OF PROOF
Special Exception Application

1416 15th St, Northwest

To: Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, NW

From: Billy Springer and Forest Kettler
Owner/Applicants
1416 15th St NW
Washington DC 20005

Date: January 15, 2020

Re: BZA Application for an Addition at 1416 15th St NW (Sq 0195 , Lot 0104)

William Springer and Forest Kettler, owners and residents of 1416 15th St. NW, hereby apply for a Special Exception per Subtitle F, chapter 5201 to build a two-story addition on the rear of their house.

The lot occupancy for the proposed building will be above 60% as allowed by Subtitle F, Chapter 604.1.

I Summary

The special exception qualifies under 11 DCMR Subtitle F Section 5201 because the lot occupancy does not exceed 70% and the addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwellings or properties.

II Statement of Existing and Intended Use

The existing use is a single family, owner-occupied residential building. There is no change in use being sought.

III Basis for Grant of Special Exception

Subtitle F, 5201

The Board of Zoning Adjustment may grant special exception relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X.

(a) Lot occupancy;

- (b) Yards; and
- (c) Green area ratio.

Section 5201 offers possible relief to an addition to 1416 15th St NW, specifically from 604.1, lot occupancy requirement.

Section 5201.3

An application for special exception under this section shall demonstrate that the addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (a) The light and air available to neighboring properties shall not be unduly compromised;*
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*
- (c) 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; Subtitle F-30*
- (d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; and (e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%).*

(a) The light and air available to neighboring properties shall not be unduly affected.

The impact on the properties to the north and south, 1418 and 1414 respectively, will be dimimimus given that the proposed addition is limited to the cellar and first floors. The addition on the first floor will only extend beyond the existing house by 2'-3" on the north edge of the addition, where there is currently a fence. On the south side of the addition, the addition extends past the existing house by 11', however, this "peninsula" will not block sunlight to 1414 given that direct sun will come from the south and the west. Furthermore, there is currently a fence along this property line which mimics the presence of the proposed addition in height and length.

Given the arrangement of the square, there is no house directly behind the applicant.

(b) The addition will not compromise the privacy of either neighbor because there will be no windows facing the neighboring yards.

(c) The addition will have no impact on the view of the house from the street.

(d) The proposed lot occupancy of the building does not exceed 70%.

The owners of all neighboring properties are reviewing drawings for the project and their statements of approval for the project will be added to the record should they choose to provide them.

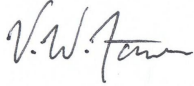
The ANC's review of the project will be added to the record when they provide it.

Along with this application we will be including the following items:

1. Photos of the existing house

2. Signatures of support from neighbors for a rear addition.
3. Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
4. Official Plat from the DC Office of the Surveyor
5. Please do not hesitate to contact the authorized agent VW Fowlkes with any questions.

Thank you.

A handwritten signature in black ink, appearing to read "V.W. Fowlkes". The signature is written in a cursive, flowing style.

VW Fowlkes

202 / 758-5518