

## Special Exception Statement

RE: 1208 T St NW, Washington, DC 20009

Mr. Dale Denton and Mr. Morgan Washburn, the owners of the property at 1208 T St NW, Washington, DC 20009, are seeking a Special Exception for a rear deck & roof deck addition per section 223. The use of the property is currently a youth residential care facility (Use group R-2), and will be changed to a two-unit flat (Use group R-3). The lot is zoned RF-1 and is fully attached row-house on both sides (east & west).

Mr. Denton and Mr. Morgan are specifically seeking relief from four zoning rules:

1. Subtitle C – 1502.1 which requires penthouse roof decks to be setback from side & rear walls a distance equal to its height off of the roof structure. Doing so will result in a 10'-7" X 6'-4" +/- non-functioning roof deck. By maintaining the exterior dimensions of the existing lower rear roof, it will provide for a 14' X 14' +/- roof deck and will match the adjacent properties which currently have them.
2. DCMR 11-2301.2 which requires a carport structure or garage to be setback from the alley 12'-0" from the center line of the alley. By doing so, the rear yard would not be usable for a car with an areaway for the lower unit. (*See also item #4 below regarding the depth of the lot.*)
3. Subtitle E – 304.1 which allows for a maximum lot occupancy of 60%. The current lot is 1377.6 square feet, while the minimum allowed for a lot in the RF-1 is 1800 square feet. This is +/- 23.5% less lot area than the minimum size allowed in an RF-1. At the current lot size, the improvements desired will result in a 74.2% lot coverage. If the lot was 1800 square feet, then the improvements noted in the drawings would equal 60%.
4. Subtitle E – 306.1 which requires a 20'-0" rear yard. The current lot is only 80'-0" deep. A majority of lots in the RF-1 zone are 100' deep (which would also assist in the lot coverage per Item #3 above). By extending the deck out 2' additional feet, we are providing for a more functional and usable rear deck, and maintaining the minimum parking space depth for a standard car – 9'-0" X 18'-0".

The Owners' efforts to improve the property have been shared with their adjacent neighbors at 1210 & 1206 T St NW who have provided their approvals to these efforts and see the modifications to Mr. Denton's and Mr. Washburn's home as an enhancement to all properties. *Please see attached correspondence.* We are also in process to discuss the renovations with the local ANC 1B12 and have an informal approval of the project by Ms. Imania Price of HPRB at time of submission. Final approval will be coordinated in tandem with the ANC review.

If there are any questions or concerns, Mr. Denton and Mr. Washburn are happy to discuss further if necessary.

Respectfully,



Mark Freeman, AIA

