

DETAILED STATEMENT OF HOW THE APPLICATION MEETS EACH OF THE SPECIAL EXCEPTIONS TO TITLE 11, SUBTITLE X AS DELINEATED IN CHAPTER 9

The requested special exceptions meets each of the elements of the review standards for special exceptions specified in Title 11 –Zoning Subtitle X Chapter 9, Special Exceptions § 901 Review Standards as set out below,

901.2 (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps

The special exceptions requested are in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The exceptions will entail only small modifications to an existing row house to enable the resident owners, both of whom are seniors, to age in place in their long-time home, through installation of an interior elevator, without sacrificing the dwelling’s existing first floor exterior deck. The dwelling will remain a single family, residential row house, in full conformity with both the Generalized Policy Map and the Future Land Use Map.

901.2 (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps

The addition would not adversely affect the use of neighboring property. There are just two dwellings adjacent to 600 H St. SW, only one of which shares a wall with the property. The property which shares a wall (602 H St. SW) is set back 5.5 ft to the south of 600 H St. SW, so the proposed 5.5 ft addition to 600 H St. SW would bring the rear of the two dwellings into line with each other, and no light or views would be obstructed. The other adjacent dwelling (815 6th St. SW) is separated from 600 H St. SW by a pedestrian alleyway and faces 6th St. SW, with only a blank wall of bricks facing the rear 600 H St. SW. The exception to the rear yard requirement would therefore not adversely affect the only neighbor to the rear of the property. The resident homeowners of both the adjacent properties support the requested special exceptions (see attachment A).

The proposed addition to 600 H St. SW would be constructed in the same architectural style as the existing structure and the neighboring row houses, so it would blend in and not adversely affect the character of the neighborhood.

Although all of the row houses in the neighborhood were built in similar architectural style during the Southwest redevelopment of the 1960s, there are several within 200 feet that do not conform to current R-3 requirements, including three that have a fourth floor (beyond the three floors allowed by R-3), and one that occupies approximately 90% of its

lot (beyond the 60% permitted by R-3). The proposed addition would therefore not be unusual, remarkable, or present an eyesore.

Beyond the specific zoning implications, the proposed special exceptions to enable the installation of an elevator are in line with the DC State Plan on Aging (<https://dcoa.dc.gov/sites/default/files/dc/sites/dcoa/publication/attachments/State%20Plan%20on%20Aging%202017-2018.pdf>) which encourages policies and practices to enable DC senior citizens to age in their homes.

902.3 (c) Will meet such special conditions as may be specified in this title.

No further special conditions are applicable.