

BURDEN OF PROOF STATEMENT

DETAILED STATEMENT OF HOW THE APPLICATION MEETS EACH OF THE SPECIAL EXCEPTIONS IN SUBTITLE X § 901

The requested special exceptions meets each of the each element of the review standards for special exceptions specified in Subtitle X § 901, 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 five feet to the south of 600 H St. SW, so the proposed 5 foot 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 I 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 of 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 home owners of both the adjacent properties have provided their written support for the requested special exceptions (see attachments).

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 1960, 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 in Subtitle X § 901 are applicable.

DETAILED STATEMENT OF HOW THE APPLICATION MEETS EACH OF THE SPECIAL EXCEPTIONS CRITERIA IN SUBTITLE 11 D, SECTION 5201

5201.2 (a) An addition to a building with only one principal dwelling unit.

600 H St. SW is a row house with only one dwelling unit.

5201.2 (b) A new or enlarged accessory structure that is accessory to such building.

The plans do not include a new or enlarged accessory structure, but would move the existing deck 5½ feet closer to the rear property line to accommodate the 5½ foot addition to the row house.

5201.3 (a) The light and air available to neighboring properties shall not be unduly affected.

The planned 5 ½ foot addition to our row house at 600 H Street will be built entirely in a small part of what is now our private back patio. 600 H St. is currently built 5½ feet forward towards H St. compared to the neighboring row houses on the same row. Therefore, the planned 5½ addition will bring the back of 600 H St. to exactly the same plane as the neighboring townhouses and will not block air or light. (See photos 1, 2, and 4.) The immediate neighbor's rear balcony will still project, in its entirety, beyond the proposed addition to 600 H St., so light and air to the balcony will not be blocked. (See photo 4.) The next two neighbors down the row have rear "bump-outs" that will still project in their entirety beyond the proposed addition to 600 H St. (See photo 4.)

The row house at 815 6th St., is also adjacent to the rear of 600 H St., separated by the rear patio of 600 H St. and a private pedestrian walkway between the two residences.

815 6th St. faces east and west, in contrast to 600 H St., which faces north-south. The north wall of 815 H St., which faces 600 H St., is a solid brick wall, with no windows. Therefore, the proposed addition to 600 H St. would have no effect at all on light or air in regard to its neighbor to the south at 815 6th St. (See photos 1 and 3.)

5201.3 (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

The proposed 5½ foot addition to the rear of 600 H St. will have no effect on the privacy of use and enjoyment of neighboring properties. As set out above, the proposed addition will not project beyond the plane formed by the back ends of the neighboring row houses, so it will not affect their light, air, privacy or other enjoyment.

5201.3 (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.

The 5½ foot addition will be built in the same style as the existing townhouse, with the same type of red brick, so the addition will blend seamlessly with the existing structure and with rest of the townhouses in the neighborhood. (See architectural renderings.) Since the proposed addition to 600 H St. will put the rear of the house on the same plane as the adjacent row houses, passing observers are unlikely even to notice that the house has been extended. Moreover, other nearby row houses have already been modified, including the row house kitty-corner to 600 H St., which already has a rear addition similar but larger than that proposed for 600 H St. (See photo 5.) The proposed addition to 600 H St. will therefore not constitute a new aspect to the character, scale, or pattern of houses along the street frontage.