

BOARD OF ZONING ADJUSTMENT  
SPECIAL EXCEPTION APPLICATION

Burden of Proof

1128 6<sup>th</sup> Street LLC

1128 6<sup>th</sup> Street NW 20001, Square 0449 Lot 0040

I. INTRODUCTION AND NATURE OF RELIEFS SOUGHT:

1128 6<sup>th</sup> Street LLC (the “Applicant”) is the owner of the property located at 1128 6<sup>th</sup> Street, N.W.; Square 0449 Lot 40 (the “Property”), which is zoned RA-2. The current use of the property is a single family townhouse. The property is located within Mt.Vernon Square Historic District.

The Applicant proposes to convert the Property to six (6) residential units by constructing an addition to the existing building. The Applicant requests the Board of Zoning Adjustment to grant relief from lot occupancy requirements pursuant to Subtitle F §5201.1.a

II. BACKGROUND AND DESCRIPTION OF THE PROPERTY:

A. Surrounding Area - 1128 6<sup>th</sup> St NW is located in the Mt Vernon Square Historic District. This area is characterized by the mix of high density tall multifamily and office buildings, low rise apartments, and row houses. Its closeness to the Convention Center, China Town, Metro, and the New York Ave corridor has generated a fast transformation and densification in this area.

Abutting the Property to south is a row dwelling of similar size and character as the Property. The property to the south is a story taller and is different in style and form. 6<sup>th</sup> street NW is to the east is and a 25 feet alley to the west.

B. Project Description - The proposed project converts a 2.5 story townhouse located in RA-2 zone into a multi-family building of six units. A 3-story addition in the rear is proposed for the building. The third floor addition will be set back from the front façade and will not be visible from the street, preserving the historic character of the area. An exterior egress stair up to 2<sup>nd</sup> floor will be provided in the back along the property with 1130 6<sup>th</sup> Street.

III. THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS

**Subtitle F 5201.1** 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.

**Subtitle F 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;*

- The exterior egress stair, required for life safety, goes from the grade in the back to the 2<sup>nd</sup> level of this 3 story building. There will be not be a roof structure above the stair.  
The stair adds about 6 percent additional lot coverage and leaves sufficient amount of area for air and light for the neighboring properties.

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

- The egress stair is required to have a two hour wall separating it from the adjacent property.  
This wall will serve as a privacy wall for the adjoining property.

*(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-28*

- The proposed stair is in the back of the property and will not be visible from 6<sup>th</sup> street.

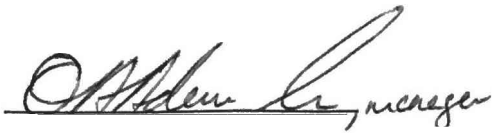
*(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways; and*

- Please refer to the drawings for additional information

*(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%).*

- The proposed lot occupancy is at %66.

Sincerely,

A handwritten signature in black ink, appearing to read "Oluseyi Ademuiluyi, manager". The signature is written in a cursive style and is positioned above a horizontal line.

Owner

Oluseyi Ademuiluyi

1128 6<sup>th</sup> Street LLC