
BOARD OF ZONING ADJUSTMENTS SPECIAL EXCEPTION(S) APPLICATION

APPLICANT'S STATEMENT

**Farzaam Esmaeilian & Sonia Ahmed
220 Ascot Place, NE; Square 3557, Lot 0069**

I. INTRODUCTION AND NATURE OF RELIEF SOUGHT

Farzaam Esmaeilian & Sonia Ahmed (the “applicants”) are the owners and occupants of 220 Ascot Place NE, Washington, D.C 20002 (Square 3557, Lot 0069) hereby apply for an area special exception(s), pursuant to Title 11 Subtitle X, Chapter 9, and Subtitle E, Chapter 52, to build a rear deck from the first floor.

The property is a single-family dwelling with a living area of 1115 sq. ft. To the east and west are attached single-family dwellings. Abutting the subject property to the north is Ascot Place and abutting the Subject Property to the south is a public alley which is used for vehicular access to the rear of the Property as well as other properties abutting the alley. This special exception(s) qualifies under X-43, Chapter 9 & Chapter 52 because the addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

Existing property of 1115SF has ~512SF footprint [(60' deep lot, 10' depth X 17.7 in width proposed deck. This leads to a ~46% existing lot occupancy. In essence, the proposed deck of ~17.7 X 10', adding 185SF to an existing 512SF footprint results in a total proposed footprint of ~697 for the house and proposed deck. This results in an ~62% lot occupancy of a 1115SF lot which would further indicate the property to be eligible for a special exception as it would be less than 70%. By pursuant of a deck special exception(s) of up to 10 ft in depth and 17.7 in width would not adversely affect the use of any neighboring property. Deck is a full 1 ft away from the property line and placing vertical guardrails will ensure there is no obstruction to the line of sight of any neighbor as you will find in both Exhibits A & B.

901.2 (a) Subtitle X – General Procedures

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps

The special exception(s) requested are in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The exception(s) will entail minor modifications to an existing row house to enable the resident owners to rebuild a new deck that was deemed hazardous as the structure was severely corroded and rusting. The current owners discovered the corrosion and rust when noticing small pieces of rust falling on to the concrete as well as certain legs of the deck contained various holes with rust surrounding the openings. After removing a piece of plywood that was placed on top of the deck floor, there was no metal flooring and beneath it, was corrosion. This led the owners to great concern as this was a clear hazard to the surrounding neighbors. It was clear that repairing the deck would require the outdated deck to be removed as repairing was not possible.

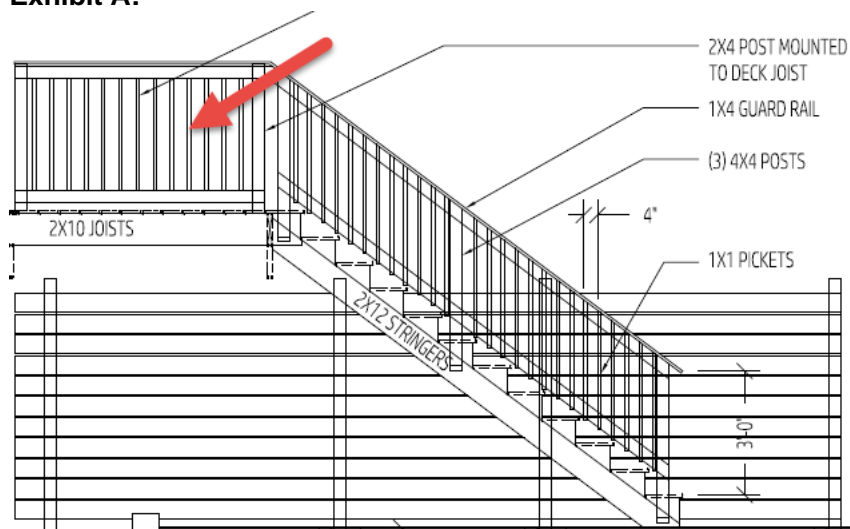
The proposed special exception(s) to extend the existing corresponding rear deck of a single-family dwelling beyond the corresponding allowable lot occupancy to create a 10 ft. deck with a minimum requirement yard size of 20 ft, thus creating a deviation of 10 ft. The dwelling will remain a single-family house, in full conformity with both the Generalized Policy Map and the Future Land Use Map.

901.2 (b) Subtitle X – General Procedures

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

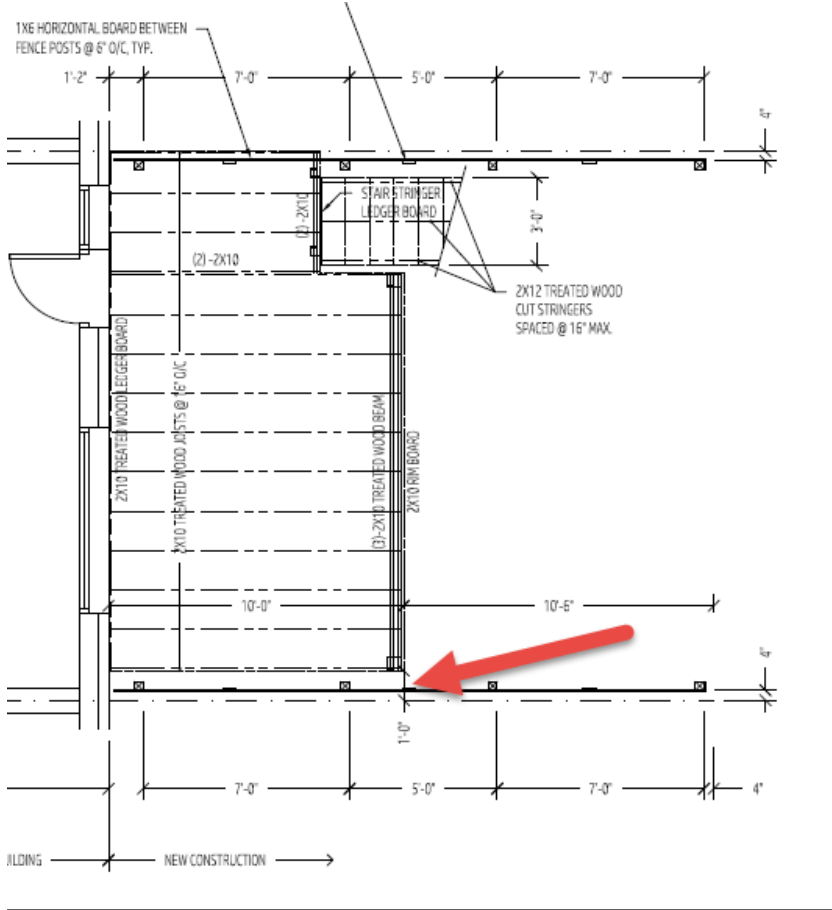
By pursuant of a deck special exception(s) of up to 10 ft in depth and 17.7 in width would not adversely affect the use of any neighboring property. We will be a full 1 ft away from the property line as well placing vertical guardrails so there is no obstruction to the line of sight of any neighbor as you will find in both Exhibits A & B. The approval of special exception(s) will align the existing corresponding rear deck to multiple existing neighboring rear deck of up to 10 ft depth to create a harmonious architectural rhythm. The proposed deck special exception(s) of 10 ft would be constructed in the same architectural style as existing structure and the neighboring houses, thus blending in and not adversely affecting the character of the neighborhood or present an eyesore. The proposed deck will not extend beyond the lot footprint and will not inhibit on the use of any neighboring properties. Multiple neighbors in the Ascot PL and abutting street to the north, Bryant St, have contacted the applicants and shown favorable support for the 10 ft proposed deck. You will also find letters of recommendation from neighbors in support.

Exhibit A:



Modified guardrails to be vertical instead of horizontal, ensuring there is no obstruction to the line sight from neighboring decks by allowing ample space between guardrails, as allowed by code.

Exhibit B:



We modified the width of the deck from the neighbors property line from 3.5 inches to a one foot, ensuring there is ample distance to allow the line of sight to not be obstructed.

5201.3 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

(a) The proposed special exception(s) to extend the existing corresponding rear deck of a single-family dwelling beyond the corresponding allowable lot occupancy will have no effect on the light and air of neighboring properties as stating in Subtitle E-31. With the removal of the original metal deck that contained an awning and cover, additional light and air will be available to the neighboring properties. The removal of the metal deck is necessary as it is unrepairable due to it being metal based, leading us to the exceptional condition.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised as we are not encroaching on any neighboring properties. The deck layout will be open, resembling neighboring decks.

(c) The addition of the deck structure, together with the original building, as viewed from the street, alley, and other public way, will not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage as the deck layout will be open, resembling neighboring decks.

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of section 5201.3, the

applicant's application contains graphical representations such as plans, photographs, and elevation drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.

II. **CONCLUSION**

For the reasons stated above, this application meets the requirement for special exception(s) approval by the Board, and the applicant(s) respectfully request that the board grant the requested relief. Based on the above exhibits A&B, the modifications to the deck design addresses the line of sight concerns. Below, are color photo examples of neighboring decks of what the original proposed deck design would appear compared to the modified deck design.

If you request any further clarification or have any questions regarding the application, we are available at any time to discuss them with you.

Exhibit C:



Above photo displays original design of guardrails to be horizontal instead of vertical

Exhibit D:



Modified guardrails to be vertical instead of horizontal, ensuring there is no obstruction to the line sight from neighboring decks by allowing ample space between guardrails, as allowed by code.