

Applicant's Statement in Support of Special Exception Relief

344 14th ST SE, Square 1061, Lot 0071

I. Introduction

This Statement is submitted on behalf of Katherine Steel (the "Applicant"), owner of the property located at 344 14TH ST, SE. (Square 1061, Lot 0071) (the "Subject Property"). The Property is currently a one-family row dwelling (the "Building"). The existing, two-story building is located in the RF-1 Zone. The existing building occupies fifty-three percent (53%) of the lot. The Applicant is proposing to construct an addition to the existing Building consisting of a three-story rear addition plus a third floor on top of the existing Building footprint (the Addition). The Addition will increase the overall lot occupancy to sixty-nine point seventy-five percent (69.5%). The Addition requires special exception relief from the residential lot occupancy limit of sixty percent (60%) . The Addition is also seeking relief from the minimum rear yard requirement of twenty feet (20') in the RF-1 Zone as measured from the property line to the rear wall of the building. The Addition will reduce the rear yard set back from twenty-seven feet six inches to (27'-6") to eighteen feet three inches (18'-3").

Accordingly, the Applicant requires relief from lot occupancy limitations of E § 304.1 and from rear yard requirements of E § 306.1 pursuant to E § 5200.1

II. Jurisdiction of the Board

The Board has jurisdiction to grant the special exception approval request pursuant to E § 5200.1 from the requirements of E § 304.1 and E § 306.1. The provisions of this chapter provide for special exception relief from the specified development standards and

regulations, subject to the provisions of this section and to the general special exception criteria at Subtitle X, Chapter 9.

III. Background

A. Description of the Property and Surrounding Area.

The Property is zoned RF-1. It is located in the Capitol Hill neighborhood but it falls outside of the Capitol Hill Historic District. The subject property is a corner, rectangular shaped lot measuring 17.67 feet (17.67ft.) in width at the front and rear and 60.33 feet (60.33 ft.) in length. The property measures one thousand and sixty-six square feet (1066 SF) in land area. The Property is improved with a two-story, one-family row dwelling. The Property fronts D Street SE to the South and 14th Street SE to the west and abutting the Property to the north and to the east are other one-family dwellings.

B. Proposed Project

The Applicant is proposing to construct an addition to the existing Building consisting of a three-story rear addition plus a third floor on top of the existing Building footprint (the Addition). The Addition will increase the overall lot occupancy to sixty-nine point five percent (69.5%). The Addition requires special exception relief from the residential lot occupancy limit of sixty percent (60%). The Addition is also seeking relief from the minimum rear yard requirement of twenty feet (20') in the RF-1 Zone as measured from the property line to the rear wall of the building. The Addition will reduce the rear yard set back from twenty-seven feet six inches to (27'-6") to eighteen feet three inches (18'-3").

The existing building has a height of twenty-six feet nine inches (26'-9"); the height of the Proposed Addition will be thirty-two feet six inches (32'-6"), two feet six inches (2'-6") below the permitted height of thirty-five feet (35'-0").

IV. The Application Satisfies Special Exception Requirements

A. Overview.

Pursuant to Subtitle X § 901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and subject also, in this case, to the specific requirements for relief under E § 5201.

In reviewing applications for special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily must grant the application.

B. General Special Exception Requirements of Subtitle X § 901.2 and Requirements of Subtitle E § 5201.

Subtitle E § 5201.1 states that the Board of Zoning Adjustment may grant special reception relief from the development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception requirements of Subtitle X, Chapter 9. The general special exception requirements are as follows: "will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning

Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps” ...(11 DCMR Subtitle X § 901.2).

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

According to Subtitle E § 300.1 The purpose of the RF-1 zone is to provide for areas predominantly developed with row houses on small lots within which no more than two (2) dwelling units are permitted. The unit will remain a single family dwelling in a developing neighborhood.

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

By satisfying the requirements of Subtitle E 5201.3 through E 5201.6 this application also meets the above requirement. The requirements of Subtitle E § 5201.3 through E §5201.6 are as follows:

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

The existing dwelling fronts busy streets to the west and the south, there is an adjacent rear addition to the north that will still extend farther to the east than the proposed addition, and there is a 3rd story addition, two properties to the north that will remain higher than the proposed addition. There will be little change to the light and air available to neighboring buildings.

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

To the east the property abuts a brick west side wall of an existing house. To the south and to the west are busy streets and an intersection. Diagonally across the intersection is a 4-story mixed use building with a grocery store on the ground floor. The addition will have no new windows to the north plus both the first and second houses to the north have additions that would block most views in this direction. The addition will have negligible if any effect on privacy and use of enjoyment of neighboring properties.

(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;

Even while zoned RF-1, the neighborhood is very mixed. To the southwest, across a busy intersection, is a 4-story mixed use, block building. The dwelling, two houses to the north, currently has a 3rd story addition. Two houses farther to the north, the single-family residences end and Payne School fills the remainder of the block. The new addition, stepped back from the building front and only extending approximately six feet six inches (6'-6") higher than the existing mansard/cornice will have little impact on the street frontage.

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as 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.

Plans, photographs and elevation drawings have been submitted into the record.

V. Conclusion

For the reasons outlined in this Applicant's Statement, the Applicant respectfully request the special exception relief as detailed above.

Respectfully Submitted

Myron L Ward, RA

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Date: December 09. 2021