

Request for a Special Exception

From Subtitle D § 207 (Rear Yard Extension 10 ft. Maximum)
Pursuant to Subtitle D § 5201 and Subtitle X § 901

2918 Upton St. NW
BZA Case No. 21044

Request to add a 15' rear extension to a single-family residence to accommodate additional living area.

Applicants: Theresa Roosevelt & Rob O'Loughlin



From Exhibit 5

- Attached neighbor has received a Special Exception for similar 15 foot addition
We are coordinating the project.
(See BZA Case No. 20618, renewed for two years in 20618A on Jan. 31, 2024).
- Request only for 5 feet beyond what we can do as a matter of right.
- Our ANC 3F has recommended approval (with great weight).
- The Board of Planning recommends approval.
- We have 22 neighbor letters of support.
- 2 Neighbors have objected. We regret that and have reached out to them to try to discuss their concerns.



Roosevelt Residence
 2918 Upton St NW
 Washington, DC 20008

EXISTING AND PROPOSED ELEVATIONS
 07/18/23



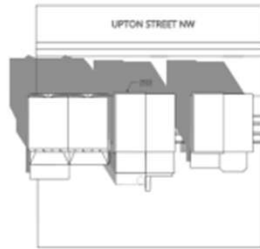
A108

From Exhibit 6

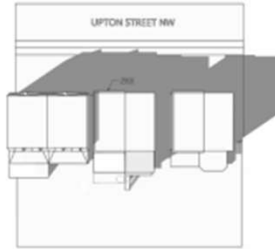
Burden of Proof Met:

Per Subtitle D, § 5201.4, we have demonstrated that the proposed addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property:

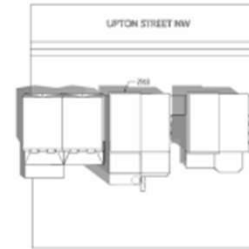
- (a) The light and air available to neighboring properties is not unduly affected.
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.
- (c) The proposed addition does not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage.
- (d) We have provided graphical representations addressing the criteria. The Board of Planning suggested we provide an additional shadow study comparing the difference between a 10' and 15' foot addition. That has been filed into the record and is provided on the next slides.



MARCH - MORNING



MARCH - AFTERNOON



JUNE - MORNING



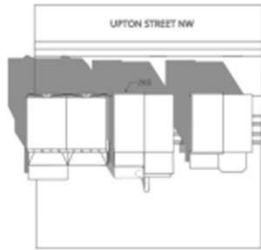
JUNE - AFTERNOON



DECEMBER - MORNING



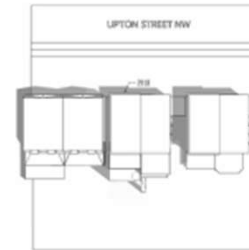
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MARCH - MORNING



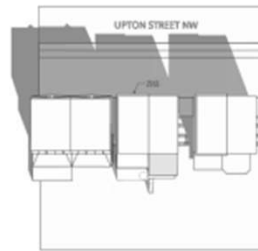
MARCH - AFTERNOON



JUNE - MORNING



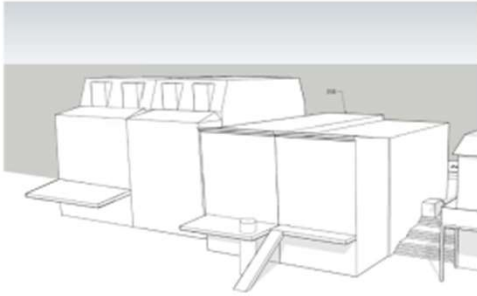
JUNE - AFTERNOON



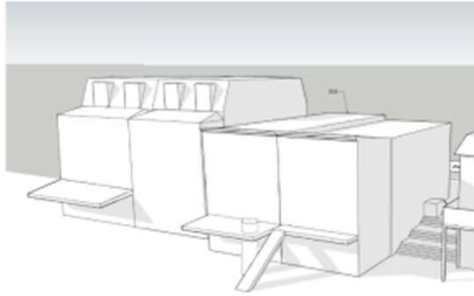
DECEMBER - MORNING



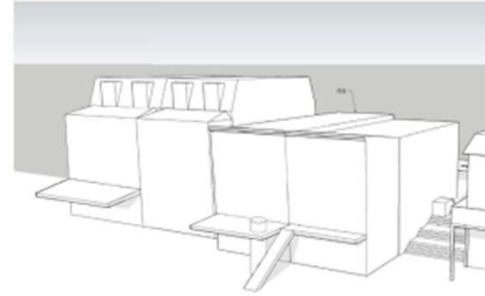
DECEMBER - AFTERNOON



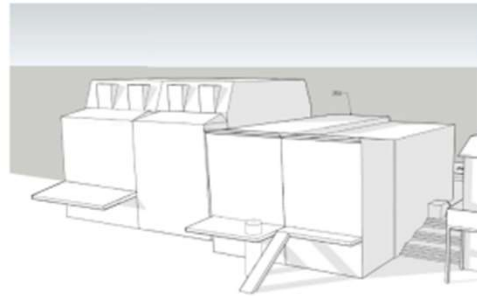
MARCH - MORNING



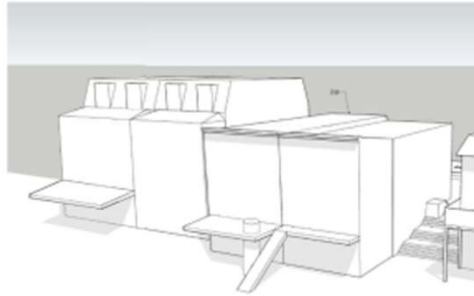
MARCH - AFTERNOON



JUNE - MORNING



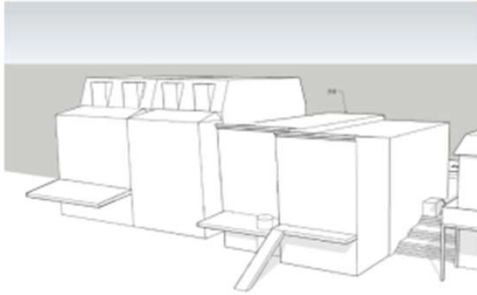
JUNE - AFTERNOON



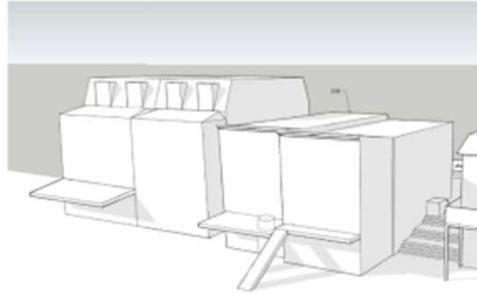
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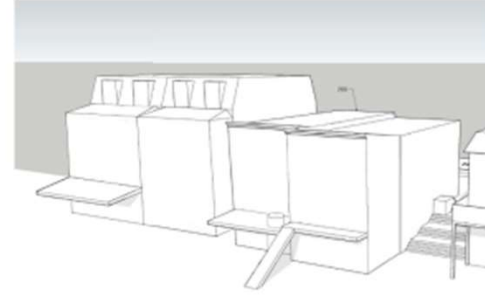
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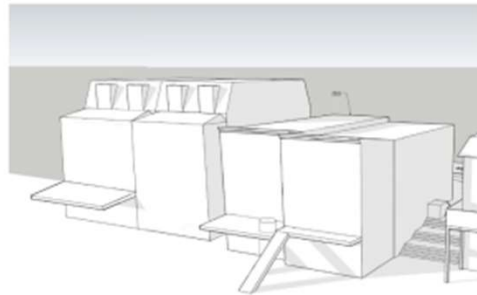
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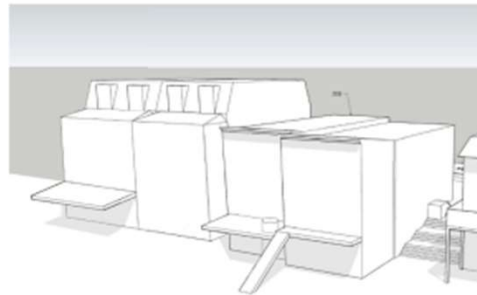
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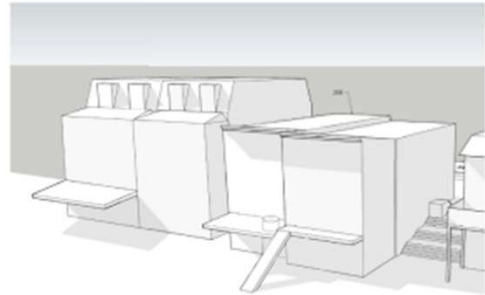
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DECEMBER - MORNING



DECEMBER - AFTERNOON

The Request meets the standard of review for the BZA to grant a Special Exception under Subtitle X, §901.2:

- (a) it is in harmony with the general purpose and intent of the zoning regulations and maps
- (b) does not tend to affect adversely the use of neighboring property in accordance with the zoning regulations and maps; and
- (c) meets the Section 5201 criteria.

Thank you for your consideration!