

Burden of Proof **Special Exception Application**

To: **D.C. Board of Zoning Adjustment**
441 4th St NW, Suite 210S
Washington, DC 20001

For: **Heather Greenfield and Tom Sullivan**
Applicant
314 10th St. SE
Washington, DC 20003

By: **Lacy Brittingham AIA**
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Authorized Agent
1134 C St NE
Washington, DC 20002

Date: September 1, 2020

Subject: **BZA Application, Special Exception Relief**
314 10TH St SE (Square 0970, Lot 0805)

Heather Greenfield and Tom Sullivan, owners of 314 10th St. SE, hereby apply for zoning relief to construct a rear two-story addition, by authorization of Subtitle X, Chapter 9 per the provisions and requirements of Subtitle E, Section 5201. The aspects of the proposed project that fall outside the current zoning regulations are as follows:

The proposed lot occupancy of 70%, exceeds the allowed lot occupancy of 60% (11 DCMR Subtitle E, Section 304.1).

I. Summary

- A. This special exception qualifies under 11 DCMR Subtitle E, Section 5201 because the lot occupancy does not exceed 70% and the rear addition will not unduly affect the light and air available to neighboring properties, nor will it have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

- B. The proposed addition will be similar in character and style to the existing houses and additions to existing houses in the neighborhood.

II. Basis for Grant of Special Exception

Subtitle E, Section 5201 provides relief based on satisfying specific criteria under which additions may be permitted within the RF-1 zone as a Special Exception as follows:

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

The existing house at 316 10th St. SE extends more than ten feet beyond the house at 314 10th St. SE. Since this neighboring house is to the south of the subject property it is the one that limits the light and air available to 314 and not the other way around. The proposed rear wall at 314 will be moved to make the length of the house about a foot *less than* the existing length of the house. This fact actually *increases* the amount of light and air available to the house to the north at 312 10th St. SE.

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

The proposed addition will not unduly compromise the privacy or enjoyment of the neighbor. The infill of the first floor of the dogleg is adjacent to the neighbor's structure at 316 10th St. NE which has already been built out to the shared property line. This house at 316 will extend more than eleven feet beyond the proposed rear wall of the construction at 314. The proposed rear wall at 314 will be moved to make the length of the house about a foot *less than* the existing length of the house. On both sides, the change from the existing condition to the proposed condition will have minimal effect on the neighbor's use and enjoyment of their existing yards and properties.

- c) The addition, together with the original building, as viewed from the street alley or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.*

The addition is designed in a style and vocabulary typical of additions to other existing rowhouses in the neighborhood. In fact, the proposed aesthetic design has been preliminarily approved by the L'Enfant Trust which has an easement on all facades of the house. The dogleg will be retained on the second floor to preserve this massing form common to the neighborhood and to rowhouses in general. The existing two-story historic carriage house at the rear of the property will remain as well as the existing 72" wood fence on each side property line will remain to further lessen the impact of the proposed changes to 314 10th St. SE.

Please refer to the drawings for the size, scale and detail notes pertaining to the design of the proposed addition.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lacy Brittingham", written in a cursive style.

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