

Applicant Statement
Special Exception Application

1415 S Street NW; Square 0206, Lot 0801

To: The Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th St., NW
Washington, DC 20001

Date: November 12, 2020

Subject: Construction of a one story screen porch and with a roof deck over it to a single family, attached dwelling.

1. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Lia Dean, owner of the property located at 1415 S St. NW (Square 0206, Lot 0801) (the “**Subject Property**”) in support of her application for:

- a. Special exception relief pursuant to Subtitle E § 5201.1 from E § 404.1 (lot occupancy), E § 205.4 (rear yard requirement), and C § 1502.1 (penthouse setbacks) to allow construction of a one story screen porch with a roof deck to an existing single-family, attached dwelling in RF-2 zone.

2. BACKGROUND.

A. Description of the Property and Surrounding Area.

The Subject Property is located in the RF-2 Zone. It is an interior rectangular lot measuring one hundred feet (100 ft.) in length, eighteen feet (18.00 ft.) in width with a land area of 1,800 square feet. The Subject Property is improved with a two story attached single-family dwelling. Abutting the Subject Property to the east and west are other one-family attached dwellings. The neighborhood is also made up of primarily single-family row houses. The Subject Property is built on both property lines to the south and north side, with a rear setback of 33 feet and 3 1/2 inches.

B. Proposed Project.

The Applicant is proposing to construct a one story screened porch on the rear of the existing house. This is to provide covered outdoor living space. The main existing building rear wall is currently set two feet two inches back from the rear wall of the adjoining neighboring building to the west. It is set six feet zero inches back from the rear wall of the adjoining neighboring building to the east. The proposed screened porch will be fourteen feet four inches past the rear wall of the neighboring property to the west, and eighteen feet zero inches past the rear wall of the neighboring property to east. The screen porch will be built on side property line to the east. It will set back five feet two inches back from the property line on the west side, which aligns with the existing main house wall.

3. Application for a Special Exception

A. Description of the requested relief

The Property is located in the RF-2 Zone, where the “rear wall of an attached or semi-detached building may extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property if approved as a special exception pursuant to Subtitle X, Chapter 9 and as evaluated against the criteria of Subtitle E §§ 5201.1 through 5201.4 and §§ 5201.4 through 5201.6.” Three exceptions are being requested. First an exception to allow proposed screened porch to be built more than ten feet back from the main walls of the adjoining properties per section E § 205.4. Second, an exception to allow the lot occupancy to be 60.66%. Section E § 404.1 limits the maximum lot occupancy to be 60%. Lastly we are requesting a 36 inch exception to allow the proposed roof deck railings to be constructed in line with the screened walls below instead of being setback 36 inches from the edge of the roof per penthouse rules in section C § 1502.1 or using solid parapet walls. As explained below, the Application meets the test for special exception relief, pursuant to 11-E DCMR § 5201 and § E 205.5, from the requirements of 11-E DCMR § E 205.4.

B. Statement of Compliance for Special Exception

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

The proposed screened porch will not unduly affect light and air available to the neighboring properties. The Applicant has provided shadow studies along with this Application. As the shadow studies demonstrate, the proposed addition will cause only small amounts of change to the shadows. The proposed screen porch is on the north side. The existing two

story dwellings already create a lot of shadows. The proposed one story porch will only cast small amounts of additional shadows on to the neighbors rear yards.

At the roof deck a solid parapet wall is being proposed on the east side. This is for fire separation reasons. It is also a continuation of the existing balcony parapet wall. On the west and north sides we proposing to use railings instead of a solid wall. This allows light to pass through them and on to the neighboring properties.

The 0.66% of additional lot occupancy allows the proposed screened porch to be 12 feet deep instead of 11 feet deep. This additional foot has a minimal impact on the shadows.

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

The privacy of use and enjoyment of any neighbors will not be unduly compromised by the proposed Addition. The existing 6-foot wood fences will continue to exist between the three lots. The property currently has a 2nd balcony at the rear. The proposed roof deck is just an extension of this, and not a new feature. The neighboring property to the east has glass sliding door facing west at an elevation that allows it to be seen over the existing fence. However the proposed screen porch will have a solid main wall and parapet wall on this side. Therefore, the existing conditions of offering privacy of use and enjoyment will continue to exist.

(3) 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.

The Addition, together with the existing building, will not visually intrude upon the character, scale, or pattern of houses on S Street, NW. We are not altering the front façade in any way. The building height will not be increased. The screened porch at the rear will have a flat roof. The properties along the alley are all fenced. The proposed screened porch will not be visible from the public alley. The two buildings flanking the subject property have similar heights. Lastly, the proposed screened porch will not be visible from S Street.

As viewed from view the rear the proposed new screened porch and roof deck will be in harmony with neighborhood and the zoning regulations.

4. Conclusion.

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