

Burden of Proof Special Exception Application

647 A Street SE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Jennifer Fowler**
Agent/Applicant
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Date: March 16th, 2021

Subject: **BZA Application, Cronlund Addition**
647 A Street SE (Square 0870, Lot 0111)

David & Tracy Cronlund, owners and occupants of 647 A Street SE, hereby apply for a special exception pursuant to 11 DCMR Subtitle X, Chapter 9, to build a two-story rear addition at an existing attached flat in the RF-1 zone. The zoning relief requested is as follows:

Application of Tracy and Dave Cronlund, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 304.1, to construct a two-story rear addition to an existing attached principal dwelling unit in the RF-1 Zone at premises 647 A Street S.E. (Square 0879, Lot 01111).

I. Summary:

This special exception qualifies under ZR-16 Subtitle D, Chapter 5201 and Subtitle X, Chapter 9, because the lot occupancy does not exceed 70%, and the addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

The proposed addition will expand the first and second floor levels. It will increase the lot occupancy from 662 SF (50.3%) to 919.9 SF (69.9%).

The proposed addition will extend 11'-9" past the existing structure. The addition will extend 7'-4" beyond the rear wall of 649 A Street SE, and 5'-9" beyond the rear wall of 645 A Street SE. Therefore, the proposed rear addition will be within the 10' maximum allowed by-right (Subtitle E § 205.4).

II. Qualification of Special Exception

5201 Special Exception Review Standards

By satisfying the requirements of E-5201.1, E-5201.4 and E-5201.5, the application also meets the general special exception requirements of X-901.2.

5201.4 An applicant for special exception under this section shall 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, in particular:

Board of Zoning Adjustment
District of Columbia
CASE NO.20486
EXHIBIT NO.8

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

649 A Street SE

649 A Street SE lies to the east of the proposed addition at 647 A Street SE. The proposed rear wall at 647 A Street SE will extend 7'-4" past the existing rear wall, and the existing 4'-8" open court between the 2 houses will be filled in.

The proposed addition will include a two-story rear addition. Because of the depth of the addition, the light and air available to 649 A Street SE will be impacted somewhat. However, the overall impact will not be undue because the houses are oriented north-south. Shadows will be limited to afternoon hours.

645 A Street SE

645 A Street SE lies to the west of the proposed addition at 647 A Street SE. The proposed rear wall at 647 A Street SE will extend 5'-9" past the existing rear wall at 645 A Street SE. The proposed addition will include a two-story rear addition. Because of the depth of the addition, the light and air available to 645 A Street SE will be impacted somewhat. However, the overall impact will not be undue because the houses are oriented north-south. Shadows will be limited to morning hours.

Neighbors to the South

Neighbors to the south of 647 A Street SE include alley dwellings fronting onto Browns Court. These dwellings are separated from the properties to the south by rear yards, privacy fences, trees, and a public alley. The proposed rear addition at 647 A street SE will extend 11'-9" beyond the existing rear wall and will be 45'-0" from the nearest neighbor to the south (630 Browns Court). The proposed rear addition at 647 A Street SE will have no solar impact on the neighbors to the south.

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

649 A Street SE

649 A Street SE lies to the east of the proposed addition at 647 A Street SE. The proposed rear addition will extend 7'-4" past the existing rear wall at 649 A Street SE and will fill in the existing 4'-8" open court between 647 A Street SE & 649 A Street SE. The new rear façade will have French doors at the first floor level and double hung windows at the second floor level, which will allow for some additional views into the rear yard of 649 A Street SE. The existing privacy fence along the shared property line will help to obstruct some of these views. Therefore, the proposed addition at 647 A Street SE will cause a slight decrease in privacy, but will not unduly compromise the privacy of use and enjoyment of 649 A Street SE.

645 A Street SE

645 A Street SE lies to the west of the proposed addition at 647 A Street SE. The proposed 2 story rear addition will extend 5'-9" past the existing rear wall at 645 A Street SE. The new rear façade will have French doors at the first floor level and double hung windows at the second floor level, which will allow for some additional views into the rear yard of 649 A Street SE. The existing privacy fence along the shared property line will help to obstruct some of these views. Therefore, the proposed addition at 647 A Street SE will cause a slight decrease in privacy, but will not unduly compromise the privacy of use and enjoyment of 645 A Street SE.

Neighbors to the South

The proposed rear addition at 647 A Street SE will extend the existing house by 11'-9" on all floors. The new rear wall will have French doors at the first floor level and double hung windows at the second floor level.

The proposed windows along the southern wall of the addition will allow for additional views into the rear yards of neighbors to the south (specifically 630 Browns Court SE). Views into the rear yards of other houses to the south will be minimized by the existing public alley, rear yards, privacy fences, and existing garages. Overall, the proposed rear addition at 647 A Street SE will not unduly compromise the privacy of use and enjoyment of neighbors to the South.

(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;

The existing square is extremely dense with backyards, privacy fences, trees, garages, and a public alley. The proposed addition will be smaller in massing than the adjacent house at 645 A Street SE which was recently expanded with a dogleg infill, rear addition, and third floor addition. The rear addition will be visible from the alley and from the properties to the south. However, it will not be visible from the street. Additionally, the proposed addition will be constructed with high quality materials and will be appropriate in scale for the existing houses.

(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 elevational drawings have been submitted into the record.

901 Special Exception Review Standards

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgement of the Board of Zoning Adjustment, the special exceptions:

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

The rear addition will be visible from the alley and from the properties to the south. However, it will not be visible from the street. Additionally, the proposed addition will be constructed with high quality materials and will be appropriate in scale for the existing houses.

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

As described more fully above, the addition will minimally impact the light and air or privacy of the neighboring properties.

902 Application Requirements

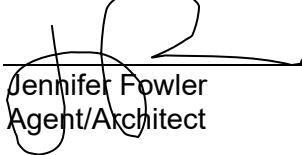
An application for a special exception shall meet the requirements of Subtitle Y § 300.

Along with this application, we have included the following items:

- a) Photos of the existing house and surroundings.
- b) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- c) Official Plat from the DC Office of the Surveyor.

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

Thank you,



Jennifer Fowler
Agent/Architect