Application of Mr. Michael Siemer
921 G St. SE
ANC 6B

STATEMENT OF THE APPLICANT

I.   Nature of the Application:

This application is presented by Mr. Michael Siemer, the owner of Tax Lot 0950, Square 0873, street address 921 G St. SE ("Property") and zoned as an RF-1 row dwelling. This application requests a special exception from the requirements of 11 DCMR E § 304.1 to allow the infill of the dogleg space and 5 ft. rear extension that will bring lot occupancy over the allowable 60% to 66.9%.

II.   Description of the Property and the Surrounding Area:

The property has a land area of approximately 1071 square feet and is located on the south side of G St. SE. The property is located is zone RF-1. The property is located in the Capitol Hill Historic District.

III.   Description of the Project:

The applicant proposes to renovate the single-family Property by capturing the "dogleg" space on the west side of the house and incorporating it into the first floor. The applicant also proposes to extend the first and second floors of the house an additional 5 ft. into the rear yard from the existing location of the rear yard. This extension will permit the renovation of the area to include a full sized kitchen with proper appliances and opening the space onto the patio through full length folding doors. The addition on the second floor will accommodate a wider master bedroom and additional floor area for a laundry closet and larger guest bathroom. The opening of these areas will include improved ventilation through and into the spaces.

IV.   Description of the Relief Requested:

The Applicant seeks a special exception to 11 DCMR § 304.1 in order to allow an extension of the back of the house, which will cause the maximum allowable lot occupancy (60%) of a property in an RF-1 residential zone to be exceeded.

V.   Project Meets Standard for Special Exceptions:

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 judgment 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;

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

(c)   Will meet such special conditions as may be specified in this title.

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps:

The applicant believes that the relief sought will permit a house that remains in harmony with the general purpose and intent of the Zoning regulations and maps. The lot occupancy increase that the applicant is seeking is only 6.9% greater than the allowable lot coverage, which is within the 10% overage (up to 70%) that is typically allowed as special exceptions for properties and row dwellings of this nature.

Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps:

The proposal that the applicant and agent are submitting does not negatively impact the use of any neighboring properties. The proposed extension to the applicant's building does not increase the existing height of the structure and will only extend 5 additional feet into the rear yard. This will result in the new rear yard of the applicant's building being only 5 ft past the rear wall of 923 G St. SE (neighbor to the east), and less than 5 ft. past the rear wall of 919 G St. SE (neighbor to the west). This extension will have little or no affect on quality of sunlight, visibility, privacy, etc. of either neighbor. In addition, both adjacent neighbors have submitted letters supported the proposal, which will included as part of this application

VI.   Conclusion:

For the reasons stated above, the Application meets the appropriate standards for special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.