



ARCHITECTURE + DESIGN WASHINGTON DC

Burden of Proof

Attn: Members of the Board of Zoning Adjustment
441 4th Street, Suite 200 South
Washington DC 20001

RE: 3622 Patterson Street, NW- Special Exception Relief
(SSL) 1999 0062

By: Matthew J Corell
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8701 Georgia Ave, Suite 408
Silver Spring, MD 20910

1. Nature of Relief Sought

- a. Relief from rear yard setback requirements in R-1-B zone to provide a one-story screened porch. This application is by authorization of 11 DCMR Subtitle X, Chapter 9; and Subtitle D, Chapter 52 for relief from 11 DCMR Subtitle C, Chapter 2, Section 202.2 (Nonconforming Structures); Subtitle D306.1.

2. Project Information

- a. **EXISTING CONDITIONS:** The property at 3622 Patterson Street, NW (SSL 1999 0062) has an area of 3,032 sf. The existing use is a residential, detached single-family dwelling. The existing two-story plus cellar building, with a rear yard of 19.4', encroaches in the required rear yard of 25'.
- b. **PROPOSED:** The project includes the construction of a one-story screened porch in the required rear yard to provide a protected outdoor living space. The proposed addition would be open on three sides and have a single set of stairs providing access to a brick patio. The addition would provide a rear yard of 7.08'.

3. Qualifications of Special Exception

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

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

The addition will have side yard to the east property line of 15.56' and a side yard to the west property line of 13.14'. The proposed one-story addition will not affect the neighbors to the east across the alley with a distance of roughly 28' from addition to neighbor's property line.

Likewise the neighbor to the west will not be affected as the distance from addition to neighbor's property exceeds the minimum required side yard of 8.0'. The neighbor to the south will not be affected as their property is roughly 4' above 3622 Patterson Street, NW as shown on the elevations and provide site photos.

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

Though the screened porch will be open on all three sides, the minimum side yards of 8.0' are exceeded. The property to the south shall not be compromised as the grade elevation height would prevent direct view onto the adjacent property from the proposed addition.

c. The proposed addition or accessory structure, together with the original building, or the new principal 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 street or alley frontage.

The proposed rear addition will not be visible from any street frontage. The proposed addition will be constructed with high quality, low maintenance materials and designed to match the scale of the neighborhood.

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.

Please see the provided: plans, elevations, sections, color photographs, and site drawings.

Respectfully,



Matthew J Corell
Agent of the Owner
DBMC Design LLC