

Burden of Proof Special Exception Application

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

For: **Sharon Harrelson**
Applicant
1208 D St. SE
Washington, DC 20003

By: **Lacy Brittingham AIA**
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Authorized Agent
1134 C St NE
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Date: February 28, 2022

Subject: **BZA Application, Special Exception Relief**
1208 D St. SE (Square 1017, Lot 0801)

Sharon Harrelson, owner of 1208 D St. SE, hereby apply for zoning relief to construct a second story addition to the existing single-story garage, 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 69.4%, exceeds the allowed lot occupancy of 60% (11 DCMR Subtitle E, Section 304.1).

I. Summary

- A. This project qualifies as a Special Exception because it will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and it will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.
- B. This special exception qualifies under 11 DCMR Subtitle E, Section 5201 because the proposed lot occupancy does not exceed 70% and the addition will not unduly affect

the light and air available to neighboring properties; it will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property; and 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

A two-story structure is allowed by the Zoning Regulations in the RF-1 district, therefore, a two-story addition to an existing two-story structure is in harmony with the intent and purpose of the Zoning Regulations and Zoning Maps. The residential use of the subject property is not changing with this application therefore, the use of the neighboring property will be no different than the existing condition in accordance with the Zoning Regulations and Zoning Maps. In addition, 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.

Square 1017 is an unusually large block for the Capitol Hill neighborhood, measuring approximately 372' north to south and 450' east to west. This size allows for a substantial area of public alley area on the interior of the block. As a result of the large block sized, the properties along 12th St are unusually long at 95.0' and the properties along D St are unusually wide at 28.0' in width. These property dimensions allow space for either large additions or accessory (garage) structures for the houses on this block while retaining generous rear yards. These large yards and ample public alley areas allow for light and air throughout the block. The property runs north to south with the garage entrance at the north property line which abuts the very wide 29.0' public alley. Any shadows cast as a result of the second story addition will primarily fall into the public space, minimally impacting the adjacent properties.

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

The proposed second story has windows facing only the alley and the primary house, no windows are proposed on the property line or facing neighboring lots. There are no elevated deck spaces, or any other element that might substantially increase views into neighboring properties. Since the rear yard of the primary house is 1.66' below grade at the alley, the height of the building at the face of the alley is 19.92', below the maximum of 22.0'. The existing 6' wood fence will remain to further minimize the impact of the proposed changes.

- 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 public alley behind the 1200 block of D St SE has a number of two-story garages, single-story garages, and other accessory buildings with a similar style and vocabulary to the proposed construction. The alley also has a four separate two-story alley dwelling units. The majority of these accessory buildings and garages are masonry with large roll-up doors on the ground level and those with second floors have simple window patterns. The proposed addition will be brick to match the existing garage with traditional double hung windows on the second floor. At the ground level will be an entry door which is panelized in the style of the garage door as well as the new roll-up door. Like the neighboring rowhouses, the roof will be a simple, flat roof with masonry parapet walls. The project as proposed, received concept approval from the Historic Preservation Review Board on December 2, 2021.

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". The signature is fluid and cursive, with a large initial "L" and "B".

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