

2-16 REAR YARD ADDITIONS OR ENLARGEMENTS.

Standards for issuing staff level Certificates of No Effect (CNE) for rear yard additions or enlargements:

- (a) Application is not for an addition that would extend to the rear lot line or substantially eliminate the presence of a rear yard.
- (b) Rear of building has no significant architectural features which would be lost or damaged as a result of the construction of the addition.
- (c) Proposed addition is not visible from a public thoroughfare or right of way.
- (d) Other rear yard incursions exist within the block (in the case of buildings in Historic Districts).
- (e) In the case of a rowhouse, the rear of the building (or buildings) involved retains the scale and character of an individual rowhouse.
- (f) Proposed work complies with the Zoning Resolution and will not require special permit or a variance.
- (g) In buildings with rear cornices, corbeled brickwork on the parapet, or other distinctive 2-19 roof silhouettes, the rear addition does not rise to the full height of the building.
- (h) The rear facade will not be removed from the entire width of the building; instead, existing openings are being modified to provide access into the addition. This approach retains original fabric and lessens structural intervention.

If all the above standards are met, a CNE may be issued; otherwise, consult with the Director of Preservation. Calendaring for a Certificate of Appropriateness public hearing may be required.