

STATEMENT OF EXPLANATIONS AND REASONS

**SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

FOR AN AREA VARIENCE

**PERSUANT TO 11 DCMR §3103.2, A VARIENCE
FROM MINIMUM LOT AREA, LOT WIDTH, SIDE YARD & LOT OCCUPANCY
UNDER SECTION 401, 405 & 403**

4209 GRANT ST NE

(SQ. 5092 LOT 31)

BZA CASE NO.

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**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO.

18205

EXHIBIT NO.

5

APPLICANT'S STATEMENT

We own this vacant lot with a size of 25'X92' average at 4209 GRANT ST NE in R-2 Zoning District and it does not meet the criteria to build a house as a matter of right. Therefore, we need BZA VARIANCE FROM MINIMUM LOT AREA, LOT WIDTH, SIDE YARD & LOT OCCUPANCY UNDER SECTION 401, 405 & 403 in order to build a single family house.

PROJECT DESCRIPTION

This brick front single family house will have foot print of 810 SFT with two floors including 3 bedrooms, 2 ½ bathrooms, Kitchen with separate dinning space, living room and family room.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Deanwood neighborhood between 42ND and 44TH ST NE, and major roads of East Capitol ST, NH Burroughs Ave. It is supported by an adequate number of educational facilities, such as Alton Elementary school, Kelly Miller Middle School and Spingarn high School.

COMPREHENSIVE PLAN

The 2007 Comprehensive Plan recommends low density residential use for the property. Single-family detached and semi-detached dwellings with front, back and side yards are the predominant use in low density areas. The subject property is within the Far Northeast & Southeast Area Element of the Comprehensive Plan.

ZONING

The site is currently in R-2 zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R-2 zone and the proposed development.

1. The property is zoned R-2 with lot area of 1765 SFT and lot width of 25'.

Zone R-2

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	4,000 sf.	40 ft.	40%	0	20 ft.	8 ft.	40 ft.	1 space
Provided	1,765 sf	25 ft	45.89 %	20ft	20'	3 ft	21'-6"	1

ANALYSIS

The proposal construction of a single family detached structure on the subject lot will be non conforming because the lot is smaller than the minimum lot area and width permitted in the R-2 District, and do not meet all the Zoning requirements.

Section 401.3 - Lot Area

The minimum Lot area permitted in the R-2 zone is 4,000 square feet. The subject lot is only 1,765 square feet. Therefore the lot requires a variance of 2335 square feet of the requirement.

Section 401.3 - Lot Width

The minimum lot width required in the R-2 zone is 40 feet. The subject property has a lot width of only 25 feet. Therefore the lot requires a variance of 15 ft of the requirement.

Section 405.9 - Side Yard

The minimum side yard required in the R-2 zone is 8 feet. The proposed structure would be 19 feet in width, which would leave only 6 feet available for side yard set back. Therefore, the applicant would provide side yards of only 3 feet and need relief of 5 feet for both side yards.

Section 403: Lot Occupancy

The minimum lot occupancy required in the R-2 zone is 40%. The proposed single-family dwelling structure require 45.89% lot occupancy. Therefore, we need variance of 5.89% lot occupancy.

The subject property is unique because of an exceptional circumstance in that the lot can not be enlarged by combining adjoining left hand side lot since it is already developed and in separate ownership and there is an alley at right hand side of the subject lot. Therefore, there is no opportunity to combine lots to create a conforming lot.

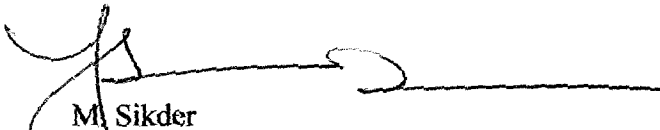
The requested variances could be granted without substantial impact to the Zoning Regulations and public good. The proposed two-story structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood. Also parking at the rear of the house will not create any burden at the street.

Granting the application will not be inconsistent with the general intent and purpose of Zoning Regulations and map. While the Zoning Regulations intend to promote a specific pattern of development in the R-2 district, they did not intend to entirely prohibit the construction of a residential use on an existing lot. Furthermore, this development will replicate a historical development pattern in the neighborhood that includes detached homes on relatively narrow lots. Allowing construction of a residence on a vacant property will benefit the public by improving the appearance of the neighborhood and creating more eyes on the street.

CONCLUSION

The proposal will contribute to the continued improvement of Deanwood area by developing one of the many vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Variances for the lot area and the lot width will not have a negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area.

Respectfully submitted,



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