

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: January 17, 2012

SUBJECT: BZA Case 18307 - request for special exception relief under § 223 to construct an addition to an existing row dwelling at 225 Ascot Place, N.E.

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I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 403.2, Lot Occupancy (60 percent permitted, 64.7 percent proposed); and
- § 404.1, Rear Yard (20 feet required, 10 feet proposed).

II. LOCATION AND SITE DESCRIPTION

Address	225 Ascot Place, N.E.
Legal Description	Square 3557, Lot 56
Ward	5
Lot Characteristics	Rectangular lot with alley access
Zoning	R-3: Row houses
Existing Development	Single-family row dwelling, permitted in this zone
Adjacent Properties	Row dwellings
Surrounding Neighborhood Character	Residential

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Jeffrey Ryan Snedaker
Proposal	Construction of a rear deck
Relief Sought	§ 223 - Additions to One-Family Dwellings or Flats

BOARD OF ZONING ADJUSTMENT
 District of Columbia

CASE NO. 18307
 EXHIBIT NO. 24

Board of Zoning Adjustment
 District of Columbia



IV. ZONING REQUIREMENTS

R-3 Zone	Regulation	Existing	Proposed	Relief
Height § 400	40 ft. & 3 stories max.	< 40 ft. and two-stories	< 40 ft. and two-stories	None required
Lot Width § 401	20 ft. min.	18.59 ft.	18.59 ft.	None required
Lot Area § 401	2,000 SF min.	1,115.4 SF	1,115.4 SF	None required
Floor Area Ratio § 401	None prescribed	--	--	None required
Lot Occupancy § 403	60 % max.	50 %	64.7 %	Required
Rear Yard § 404	20 ft. min.	20 ft.	10 ft.	Required

V. OP ANALYSIS

223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

Row dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of § 403, Lot Occupancy, and § 404, Rear Yard.

223.2 The addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected;

Light and air available to neighboring properties would not be unduly affected. The proposed deck would be similar in height to the existing landing. It would include no walls, only a railing with two-inch by two-inch pickets four inches on center.

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

Privacy of use and enjoyment of neighboring properties would not be unduly compromised. The adjoining rear yard to the west is developed and used as a parking pad. The east side of the proposed deck would abut the rear landing and stairs of the adjacent row house, separating the rear yards. A large tree in the rear yard would buffer the deck from the adjoining property to the east and from the alley, providing an element of privacy.

(c) The addition or accessory structure, together with the original 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 subject street frontage; and

The proposed deck as viewed from the alley, Second Street or Third Street would not substantially visually intrude upon the character, scale and pattern of houses, especially as it would be only minimally visible from either Second or Third Street. The deck would be one story in height, located directly off the main level of the house, and similar to others typically found within the rear yards of other row houses.

- (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.*

The applicant submitted graphical representations, including plans and photographs, to represent the relationship of the proposed addition to adjacent buildings.

- 223.3 *The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.*

The proposed lot occupancy is 64.7 percent, less than the maximum 70 percent permitted within the R-3 district.

- 223.4 *The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*

The Office of Planning makes no recommendations for special treatment.

- 223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

The subject application would not result in the introduction or expansion of a nonconforming use.

VI. COMMUNITY COMMENTS

ANC 5C informed the Office of Planning by telephone that at its regularly scheduled meeting of December 13, 2011 it had no issues with the application.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

Attachment: Map

