

**MEMORANDUM**

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TO: District of Columbia Board of Zoning Adjustment
FROM: Joel Lawson, Associate Director for Development Review
 Stephen Cochran, Development Review Specialist
DATE: June 10, 2012
SUBJECT: BZA Case No.18363 – Section 223 Special Exception Request for 1116 Eye Street, S.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends approval the following requested relief, pursuant to § 223, for a semi-detached house at 1116 Eye Street, S.E., in the R-4 zone:

Section	Topic	Permitted /Required	Existing	Proposed
403.2	Lot Occupancy	40% M-O-R, 70% by special exception	42%	48.1%
406.1	Open Court Width	6' min, if provided	None	5.2 feet
2001.3	Expansion of Non-Conforming Building	No expansion permitted	Non-conforming lot occupancy	5.8% increase in existing lot occupancy

II. AREA AND SITE

Address	1161 I St. S.E.	Legal Description	Square 995, Lot 801	ANC	6B	Zoning	R-4
Lot Characteristics:	The Square is bounded by 11 th , 12 th , H and I Streets, S.E. The site is a level, rectangular mid-block lot with alley access. It is occupied by a semi-detached rowhouse with rear additions.						
Adjacent Properties:	Similar rowhouses/ semi-detached houses.						
Neighborhood:	Residential.						
Historic Preservation:	Capitol Hill						

III. PROJECT DESCRIPTION

The existing house has two additions in the rear. The first is two stories high, 12' 6" wide and 15' deep. It has no openings on the east side, a door and 4 windows on the west side, and a door and one window on the rear of the second story. The second addition is one story high, 12' 6" wide and 12 feet deep. It has no openings on the east, one door on the west and one window in the rear.

The new construction would renovate the two story addition, and replace the one-story addition with extensive glazing on the western side and rear. There would also be a shed roof above rear-opening French doors. There would be no openings on the eastern side.



BOARD OF ZONING ADJUSTMENT
District of Columbia



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Board of Zoning Adjustment
District of Columbia

CASE NO. 18363
EXHIBIT NO. 26

CASE NO.

EXHIBIT NO.

IV. ZONING REQUIREMENTS AND REQUESTED RELIEF

TABLE 2: ZONING REQUIREMENTS	Required / Permitted	Existing	Proposed	Relief
Lot Area	1800 SF	1906.7 SF	Same	n/a
Lot Width	18 Ft.	22 Ft.	Same	n/a
Lot Occupancy for semi-detached	40% max	42.2%	48.1% (70% permitted under 223)	Additional 5.8% Requested
Parking	1 min.	1	1	grandfathered
Rear Yard	20 ft. min	30.8'	22.8'	n/a
Side Yard	8 ft. min.	varies	8 ft. min	n/a
Open Ct.	6' min., if provided	n/a'	5.2' (roof over rear door)	0.8 ft.
Height	40', 3 stories	23' 2 stories	Addition of 22.2 ft., 2 stories	n/a

V. OP ANALYSIS

The requested relief would meet the criteria established by § 223.2:

- The project would not tend to have an adverse effect on the light, air or privacy available to the neighboring properties. There would be no windows facing the neighbor to the east. The western windows are 8 feet from the property line and the rear windows do not face directly onto any building
- The project would not tend to have an adverse impact on neighborhood character, as the addition is no taller than the main house and would not be visible from the street. While it would be deeper than other houses on the 1100 block of I Street, S.E., there are houses on 12th Street that are approximately the same depth as applicant's would be at completion of the project.

The project would be within the §223 lot occupancy limits. No special conditions (§ 223.4) are required.

With respect to § 2001.3, the proposed non-conforming 5.2 foot open court would have no negative impact on light, air or privacy, as it would be created simply by constructing a shed-roof canopy atop rear-facing doors. The expansion of the non-conforming lot occupancy is permitted by § 223.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

The Historic Preservation Review Board has granted concept approval. The District Department of Transportation (DDOT) has filed a memorandum stating it has no objection to the application.

VII. COMMUNITY COMMENTS

ANC 6B and the zoning committee of the Capitol Hill Restoration Society have voted to support the application.

The applicant has filed letters of support from both of the adjacent property owners, and from other property owners in the Square.

OP was not aware of any opposition to the project at the time this report was written.