

Existing Lot characteristics

- Interior lot with wide open court
- 2 buildings on one lot
- Building that fronts on 5th St is a 2 unit flat with a rear deck (semi detached)
- Rear building is a 2-level one unit dwelling (semi-detached)
- Curb cut and parking in side yard
- Land locked in the rear

Existing Lot Characteristics continued

- 15' side yard
- 0' rear yard (land locked property)
- 36.75' lot width
- Lot occupancy 53.1%
- Built in 1870

Construction Scope

- Remove existing rear covered porch from building that fronts on 5th St and replace it with a two story addition of the same depth the width would increase by 18"

Key Points

- The Construction scope does not increase the existing non-conforming characteristics
 - Lot occupancy will increase but remain under the required 60% coverage
 - The overall amount of stories of each building will be unchanged
 - The amount of dwelling units on lot will remain at 3
 - The existing interior load bearing brick wall is not compliant according to current IBC's; increasing the porch by 18" in width would create 3' clearance
 - Existing side yard is nearly double what is required in R-4

Key points continued

- The rear yard dimensions will not be altered
- A portion of the side yard dimensions will be decreased by 18" but will still be within the required threshold
- Previous owners secured building permits to convert the carriage home to a dwelling unit
- There are no proposed changes to the rear dwelling unit
- Property was recently down-zoned from R5B after carriage house conversion and two family flat creation
- No proposed changes are visible from the street

Unique Characteristics

- Only semi-detached property on block
- Presence of a carriage house conversion to a one family dwelling
- Open court
- Multi family units on one lot
- Parking on lot

1618 5th ST NW—John Hines

Peculiar and Exceptional Practical Difficulties

Whereas, the subject property, which predates the 1958 Zoning Regulations, consists of two principal structures: a two family flat and a stand-alone 2 story dwelling unit

Whereas, the subject property is land locked to the rear

Whereas, the subject property is the only property of a multifamily and semi-detached state on its block

Whereas, the property's zoning has been reduced from R5B to R4, a zone where multifamily structures are not permitted as a matter of right

Whereas, the property has been legally permitted to convert the rear structure into a dwelling unit through the Department of Consumer and Regulatory Affairs

Whereas, the proposed construction does not apply to the rear structure

Whereas, the property's kitchen is currently noncompliant with International Building Codes

Whereas, the proposed addition would eliminate the kitchens noncompliant features

Whereas, the owner of the property, Mr. John Hines, principally resides in the rear principal structure

1618 5th ST NW—John Hines

Whereas, 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

Now, therefore, be it approved, to allow an addition to the existing front principal structure as well as to allow two principal structures on one lot.