

BZA CASE #

18455

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18455
EXHIBIT NO. 3

Statement of Intent:

4257/4259 Brooks Street, NE
Square 5087/ Lots 930, 937
New Semi-Detached Single Family Dwellings

VARIANCES SOUGHT: (401.3 LOT AREA/LOT WIDTH)

Summary: The subject properties are vacant lots 26.5' wide by 109' deep (Lot 937) and 26.5' wide by 91.9' (Lot 930) which was previously developed as 4257 Brooks Street, NE. All other properties in this block/square were constructed prior to the current DC Zoning Regulations requiring 40' lot width and 3000 s.f. lot area and are similarly sized. The proposed structures provides one side yard each of 8' resulting in an outside building width of 17'. The two flanking properties and several others on this side of the block are on similarly designed lots.

In order to develop this property with minimal impact to flanking properties, the semi-detached design is chosen to avoid building placement on either east or west property lines. The buildings being semi-detached requires 30 foot lot width and 3000 square foot lot area. These two requirements in are variances being sought.

Physical Characteristics of Site

Narrow lot geometry, lot area:

The lot width is 26.5' i.e. 3.5' less than minimum allowed for semi-detached development in the R2 zone. As stated above, the two flanking properties are developed as single family dwellings- one detached and the other semi-detached. Other properties in this block/square have lots with identical widths but their development predates the zoning regulations requiring 30' lot width for semi-detached structures or may have been built based on similar area variance. Lots of this width work well in infill row house conditions in the R3, R4, and all R5 zoning categories but not in the R2 zone as the subject property.

Two perpendicularly measured side yards of 8' each are provided, leaving 17' for the building.

The unique narrowness of the lot and the accompanying deficient lot area imposes these practical difficulties in strictly observing the zoning regulations as it relates to developing the property in this R2 zone.

Granting the application will not be of substantial detriment to the public good – ie. traffic, noise, lighting, etc.

As stated above, the proposed development is located in between two others houses of similar lot width and size. The proposed buildings are sized to fit into the scale of neighboring properties, with an adequate front yard, and an 8' side yard each. The existing neighbor's property to the west is detached about 8' from the property line while the property to the east is detached about 5' from the property line. The resultant building

separation distances are thus 16' and 13' respectively on the west and east sides. One off street parking space each is provided off the public roadway, Stickney Road, in the rear. Other properties in this square use this alley to access their off street parking as well. Therefore this development will not have any detrimental effects on the public good as regards traffic, noise, lighting etc.

Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations

The subject property is zoned R-2 and is generally designated for residential single family detached and semi detached properties. The immediately adjoining and existing uses are of this use type and so is the proposed development. Thus the proposed construction will be very consistent with the general intent and purpose of the zoning regulations.

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