

Owner / Applicant

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Statement of Existing / Intended Use

The property located at 3605 Patterson St NW is currently owned by Philip Renzullo and is used as an owner-occupied one-family detached dwelling. The intended use shall remain as a one-family detached dwelling. The owner is requesting a special exception to replace an existing covered porch with an enlarged screen porch to be located at the rear (facing north and east property line) of the site.

Summary of Relief Being Sought

In order to accommodate a screen porch addition, the Owner / Applicant seeks a special exception as permitted in Section 223 (Zoning Relief for Additions to One-Family Dwellings or Flats (R-1) and for New or Enlarged Accessory Structures from the rear yard requirements (as set forth in section 404). The required rear yard is 25'; the applicant seeks a special exception for a 19.3' rear yard. Additionally, the applicant is seeking relief from the minimum lot width and areas (Section 401), as the existing site is less than the minimums prescribed

Background

The property is located at 3605 Patterson St NW, Lot 36 of Square 1863. It is currently zoned R-1-B, and is within ANC 3G. The property is not within an historic district. The lot is irregularly shaped; it measures 40' wide and is 71.59' deep and is 2,965 sf based on the recorded survey. The property fronts on Patterson St NW, a 90' right of way. A 5' portion of the east property line fronts on Nevada Ave NW,

The west lot line borders Lot 37 (3609 Patterson St NW) and the east lot line borders Lot 35 (5900 Nevada Ave NW), and the north property line borders Lot 46 (5908 Nevada Ave NW). All three adjacent lots have been improved with one-family detached dwelling.

The property has been improved with a two-story one-family detached dwelling. The current lot occupancy is 1,059 sf / 36%, consisting of 987 sf dwelling and 72 sf covered porch. The existing house was built in 1927 and contains 1,418 sf of living area.

The Applicant seeks to rebuild and enlarge the existing covered porch. The dimensions of the proposed addition are 12' wide by 15' deep. Lot occupancy would increase 1,132 sf / 38%. The height of the proposed addition is approximately 16'.

Minimum Lot Width and Area

The existing lot has a width of 40' and a lot area of 2,965 sf. It is bound by private property to the north, east and west, and a public street to the south. As per section 401.3, the minimum lot width is 50' and the minimum lot area is 5,000 sf. There is no opportunity to expand the property to create a lot that complies with the minimum lot width.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18470

EXHIBIT NO. 4

Rear Yard Setback

The existing single-family house has an existing non-conforming rear yard setback of 19.3'. As per Section 404.1, the minimum rear yard setback is 25'; therefore the existing house is deficient by 5.7'. The proposed screen porch addition will not cause an increase in the degree of non-conformance, as the north wall of the porch will align with the existing north wall of the house. As per Section 223, the Board of Zoning Adjustment is authorized to grant a special exception for the portion of the existing and proposed structure that does not comply with the rear yard requirement. The proposed addition will not cause an increase in the degree of non-conformance.

Conclusion

The burden of proof for special exception is two-fold, and the Applicant must demonstrate the following:

1. How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map

The R-1-B zone permits one-family detached dwellings as a matter of right, therefore the Applicants request for an addition is consistent with Zoning Regulations and surrounding properties.

2. How allowing the use will not adversely affect the use of the neighboring property – ie. traffic, noise, lighting, etc.

The existing use of property as a one-family detached dwelling will remain unchanged. No additional traffic or noise will be generated as a result of granting this special exception. The design and massing of the rear addition has been carefully considered to minimize the natural light impact to the adjacent properties.

Additionally, special exceptions granted under section 223 are required to meet the following criteria.

1. Not unduly affect light and air available to neighboring properties

The existing rear yard setback dimension will be unchanged, affording the existing property to the north the same degree of separation and privacy for the property to the north (5908 Nevada Ave NW). The side yard setback will adhere to the zoning required minimum, affording the existing property to the east (5900 Nevada Ave NW) a reasonable degree of separation and privacy. The addition will not be visible from the west property (3609 Patterson St NW).

2. Not compromise the privacy of use and enjoyment of neighboring properties

Adjacent properties will enjoy the same degree of use and privacy as they currently have now. The Applicant has met with all adjacent neighbors and has obtained letters of support for the Project. In addition, the west neighbor has constructed an addition pursuant to BZA order 18121. The neighboring addition, of a similar scale to the applicant's proposal, has not diminished the privacy and enjoyment of the Applicant's property.

3. Not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage

The proposed screen porch has been carefully designed to respond to the massing of the existing house. Pressure-treated decking and framing members will be stained brown to match the existing wood trim. Black metal screen and trim will match the windows. Gutters and downspouts will match the existing structure. Furthermore, the screen porch addition is barely visible from Patterson St NW, and minimally visible from Nevada Avenue NW.