

STATEMENT OF EXPLANATIONS AND REASONS

**SUPPORTING AN APPLICATION
TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

**FOR A VARIANCE
FROM MINIMUM LOT AREA, MINIMUM LOT WIDTH, AND SIDE YARD
REQUIREMENTS OF R-1-B ZONE
PERSUANT TO 11 DCMR §3103.2 SECTION 401 & 405**

Address of the property:

**5008 13th STREET NW
(SQ. 2806, LOT 53)**

BZA CASE NO.

**BOARD OF ZONING ADJUSTMENT
District of Columbia**
CASE NO. 18482
EXHIBIT NO. 4

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APPLICANT'S STATEMENT

We own this vacant lot which has 35' lot width and 3500 SFT lot area, and which is located at 5008 13th Street NW square # 2806, lot # 53, and R-1-B zone of the District. This lot does not meet the criteria to build a detached house as a matter of right, because it does not conform to the minimum lot width (50') and lot area (5000 sf) requirements for this zone. Additionally, due to the narrow lot width it is difficult to maintain the minimum required side yard (8') on each side of the proposed building. Therefore, we seek BZA variance on those non-conforming requirements (lot width, lot area, and side yard) in order to build a single family detached house on this lot.

PROJECT DESCRIPTION

The proposed single family house will have a foot print of 1,355 sft with two floors and a basement, and consists of 4 bedrooms, 4½ bathrooms, Kitchen with separate dinning space, living room and family room. There will be a one car parking at the back of the house and accessible from alley.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Ward 4, ANC 4C, SMD 4C02, cluster 18, and in the neighborhood west of Georgia Avenue, north-east of Iowa Avenue, north-west of Arkansas Avenue, and south-east of Colorado Avenue. It is served by adequate number of educational facilities, such as Truesdell Elementary School, Deal Middle School, and Roosevelt Senior High School, among others.

ZONING

The proposed site is in R-1-B zoning district. The table below shows a comparison between the development standards of the R-1-B zone and the proposed development.

Section	Description	Minimum Required	Maximum Allowed	Provided	Remarks
400	Building Height	-	40' 3 stories	36'-6" (max) 3 stories	
401	Lot Area	5,000 sft	-	3,500 sft	Variance
401	Lot Width	50'	-	35'	Variance
403	Lot Occupancy	-	40%	38.4%	
404	Rear Yard	25'	-	28'-0"	
405	Side Yard	8'	-	5'	Variance
2101	Parking Space	1	-	1	

The proposed construction of a single family detached structure on the subject lot will be non conforming because the lot is smaller than the minimum lot area and width permitted in the R-1-B District, and the side-yard requirement is not met.

Section 401.3 - Lot Area

The minimum Lot area required in the R-1-B zone is 5,000 square feet. The subject lot is only 3,500 square feet. Therefore the lot requires a variance of 1500 square feet of the requirement.

Section 401.3 - Lot Width

The minimum lot width required in the R-1-B zone is 50 feet. The subject property has a lot width of only 35 feet. Therefore the lot requires a variance of 15 ft of the requirement.

Section 405 – Side Yard

The side-yard required in the R-1-B zone is 8 feet each. The proposed side yards on both the sides is 5 feet. Therefore the proposed development requires side-yard variance of 3 ft on both the sides.

ANALYSIS

The property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.

The subject property is unique and in exceptional situation because adjacent properties are already developed and in separate ownerships, so there is no opportunity to combine lots to create a conforming lot.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

Because of these unique and exceptional situation we have a practical difficulty to build a house. Without BZA relief the property would be incapable of being developed.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Varieance to build proposed three-story structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood. We will also provide one car garage at the rear of the proposed structure and thus will not be any burden of street parking.

CONCLUSION

Proposed building will contribute to the continued improvement of the surrounding area by developing one of many vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property for negative purposes. As demonstrated in the analysis, the proposal adequately meets 3 prong requirements of the requested variances under Sections 3103.2. Variances for the lot area, lot width, and side-yard will not have any negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area. The requested variances could be granted without substantial impact to the Zoning Regulations and public good.

Respectfully submitted,


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