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TO The DC Board of Zoning Adjustment

CC Laura Gentile, ANC 6A
David Holmes, ANC 6A
Gary Peterson, Capitol Hill Restoration Society
Elisa Vitale, Office of Planning

FROM Jill & Blaise Marion
1116 K Street NE
Washington, DC 20002

SUBJECT Addendum to BZA Case #18527

RE Variance from §2001.3 to permit a 3rd floor addition to an existing non-conforming structure & conversion to a new (SFD) row structure which will increase the nonconformity (§3103.2)

"By reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property."

The existing structure (located on lot 0007 in square 0980-N) is **exceptionally narrow** (14ft wide interior space) and **exceptionally shallow** (18ft deep interior space). The presence on both sides of neighboring properties, the presence of another structure at the rear of the building and the fact that the building is adjacent to the alley, make it impossible to consider expanding horizontally. **Any expansion would need to be done vertically.**

This structure used to be a small neighborhood grocery store in the early 1900s. The current configuration fitted these needs, with the sales floor on the main floor and storage on the second floor and basement. In the original configuration, the total surface area was only 756 square ft. Due to the **loss of its commercial zoning**, only a residential use can now be considered.

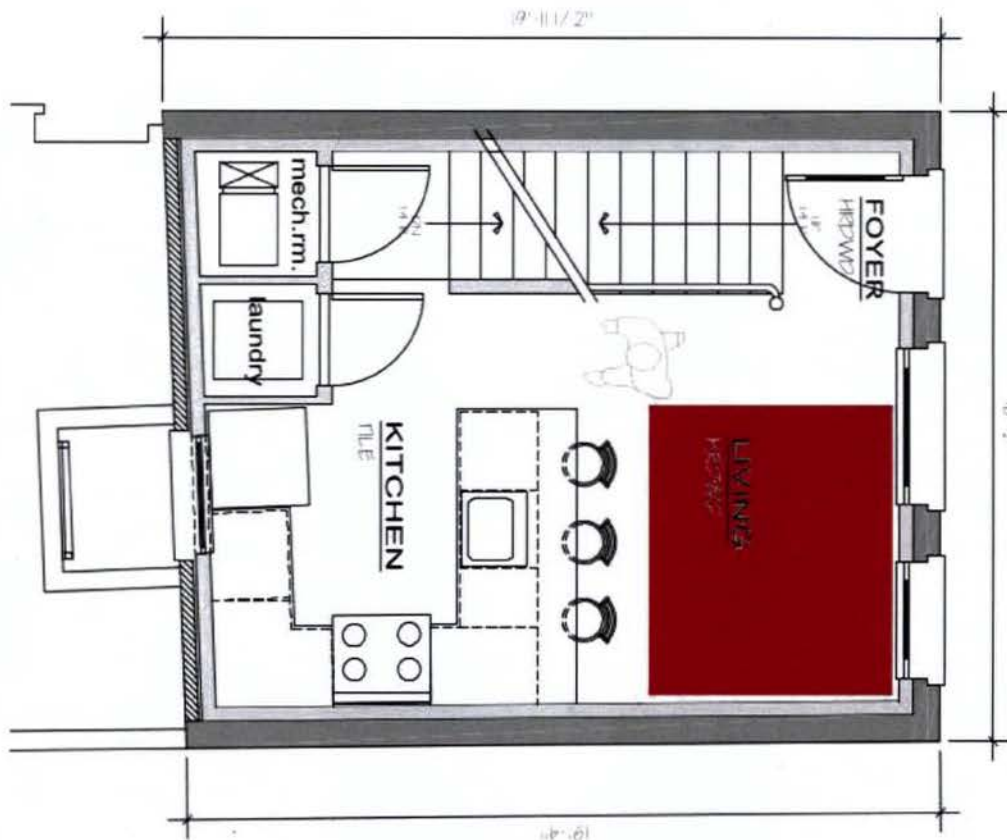
BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18527
EXHIBIT NO. 33

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"...the strict application of any regulation adopted under D.C. Official Code 6-641.01 to 6-651.02 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property...."

In order to provide the occupants with a functional living space, it is necessary to add a 3rd floor. Even with the 3rd floor, the space is tiny. After subtracting the space necessary for the stairs, **there is less than 200 square feet of usable space per floor**. The entire home is smaller than most 2 bedrooms condos in the Washington D.C. area. This is why the 3rd floor is critical. The 1st floor barely has space for an eat-in kitchen, and diminutive living room:



In addition, due to this building's location, residents would neither benefit from a front or a rear yard. **Without the loft, this living room is the only "living space" and is merely 6' x 7'.** A loft will provide the occupants with a badly needed additional 125 square foot living space.

The hardship is the home's unique existing size and floor-plan limitations. It cannot accommodate the things that a person associates with a detached structure, namely: **storage space, an office or flex space, a dining room, or a usable living room.** A 3rd floor loft will minimize our hardship by helping to overcome our lack of living space which is our greatest impediment to creating functionality within this home.

With no rear yard, the air conditioning condenser needs to be placed on the roof. This was obviously not an issue at the time of the construction of the structure in the early 1900s but has become a necessity today due to lack of space behind the building. As visible on the pictures as well as on the Zoning Map, this structure is not contiguous with any other building. Therefore, due to the narrowness, shallowness and shape of the building, the condenser would be extremely noticeable from all sides of the building. This would make this building unappealing as well as be an eyesore for neighbors.

"...to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; provided, that the relief can be granted without substantial detriment to the public good..."

As indicate the **letters of support offered by the ANC, the Capitol Hill Restoration Society, and all adjacent neighbors** (see the attached 2 additional letters of support from New Samaritan Baptist Church, which owns 1105 Florida Ave NE, and Karen McAdoo, who recently purchased 1118 K Street NE), the proposed plans would benefit the neighborhood. The plans do indeed fit into the existing context of the neighborhood, although to be noted this character is **in no way uniform** as you can see from the view of the 1100 block of Florida Avenue from the property vantage point:



View of Florida Avenue Standing in Front of the Property

Please note that **mansard roofs are very common in the neighborhood**. Several row houses with such a feature can be seen on the 1200th block of Florida Avenue NE. These houses are contiguous on both sides by houses build in different styles, including some with flat roofs. Another set of mansard roofed houses of the same period can be seen across the street from

1116 K Street NE. The following examples are a small selection of residential buildings which demonstrates the variety of styles of mansard roofs in close proximity with the structure:

Mansard Roof Locations on K Street NE and 11th Street NE



Mansards on the 1100 block of K Street NE, facing the property



Mansards on the 1200 block of Florida Ave, NE





Mansards on the 1200 block of Florida Ave NE



Mansards at 10th & I Street NE



Mansards at 1000 block of H Street NE





Property (Shown by Arrow) and Height Variability of Buildings on Florida Avenue

Although we would prefer to leave the height as drawn, we would be willing to lower the height of the roof, without compromising the 3rd story addition, to be equivalent to that of the directly adjacent buildings should this be considered an imperative by the BZA.

"...and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."

This building used to conform to C2-A zoning until the Zoning Map was changed in 1994 to R-4 for the block, pursuant to Zoning Commission Order #753. Instead of being converted to residential use, the previous owners boarded up the property and allowed it to remain vacant and useless, slowly degrading and until its present state. It is currently an eyesore and local dumping zone for trash.



Current State of Property

As you can see from the petition submitted, the article Sign Languish (Washington City Paper, 2006), the panoply of neighbor letters of support, the ANC letter of support, and the Capitol Hill Restoration Society letter of support, we have the full approval of the community to return this property to **proper residential use**, consistent with the intent, purpose, and integrity of the current R-4 zoning.

Thank you for your time and consideration,

Jill & Blaise Marion