

BZA CASE # 18534

Statement of Intent: 4601 & 4603 GRANT Street, NE: Square 5145/ Lots 0010, 0011
New Semi-Detached Single Family Dwellings

VARIANCES SOUGHT: (401.3 LOT AREA/LOT WIDTH & SIDE YARD)

Summary: The subject properties are two side by side vacant lots 25' wide by 100' deep and have never been developed. All other properties in this block are constructed as semidetached single family dwellings. The proposed structures provide one side yard each of 5 feet (3 feet less than required for lot 0011) resulting in an outside building width of feet.

In order to develop these properties 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 are variances being sought. Additionally Lot 0011 needs a variance from the 8 feet side yard requirement. The corner lot (0010) is exempt from this requirement.

Physical Characteristics of Site

Narrow lot geometry, lot area:

The lot width is 25' i.e. 5' less than minimum allowed for semi-detached development in the R2 zone. As stated above, the adjacent properties are developed as single family dwellings- semi-detached type. 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.

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 among 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 side yard each. The resultant building separation distance from 4603 (Lot 10) and 4605 (existing neighbor) is 13 feet. One off street parking space each is provided off the public alley, 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.

BOARD OF ZONING ADJUSTMENT
District of Columbia

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EXHIBIT NO. 4

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