



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: May 14, 2013
SUBJECT: BZA Case 18554 - request for special exception relief under § 223 to construct an addition to an existing one-family semi-detached dwelling at 2456 Skyland Place, S E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following

- § 403 2, Percentage of Lot Occupancy (40 percent permitted, 40.7 percent proposed), and
- § 404.1, Rear Yard (20 feet required, 10 feet proposed)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18554

EXHIBIT NO. 27

II. LOCATION AND SITE DESCRIPTION

Address	2456 Skyland Place, S E
Legal Description	Square 5740, Lot 244
Ward	8
Lot Characteristics	Level rectangular lot with no alley access
Zoning	R-4- Row houses, flats and conversions
Existing Development	Semi-detached dwelling, permitted in this zone
Adjacent Properties	North, east and west semi-detached dwellings South. Fort Stanton Park
Surrounding Neighborhood Character	Residential, including row houses and semi-detached dwellings

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Catherine L Bennett
Proposal	Construction of a two-story rear addition
Relief Sought	§ 223 - Additions to One-Family Dwellings or Flats



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V. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed	Relief
Lot Width § 401	30-foot min	43 feet	43 feet	None required
Lot Area § 402	3,000 SF min.	3,010 SF	3,010 SF	None required
Floor Area Ratio § 401	None prescribed	--	--	None required
Lot Occupancy § 403	40% max. 70% by SE	32 8%	40.7%	Required
Rear Yard § 404	20-foot min	20 feet	10 feet	Required
Side Yard § 405	8-foot min.	9 feet	9 feet	None required

VI. OP ANALYSIS

223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223 1 *An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section*

223 2 *The addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular*

(a) *The light and air available to neighboring properties shall not be unduly affected,*

The proposed addition would provide a side yard as required and would reduce the depth of the rear yard where the subject property adjoins a wooded portion of Fort Stanton Park. Therefore, light and air to neighboring properties would not be unduly affected.

(b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised,*

The proposed addition would extend the building where the dwelling abuts the lot line to the west. No windows or other opening would be provided on the west side of the addition, facing the rear yard of the adjoining lot. Therefore, privacy of use and enjoyment of neighboring properties would not be unduly compromised.

- (c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage, and*

The proposed addition would be minimally visible from the street, as viewed between the dwelling on the subject property and the dwelling on the adjacent lot to the east. It would be two-stories in height and designed to be residential in appearance.

- (d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways*

Plans, photographs and elevation drawings were submitted as a part of the application.

- 223 3 *The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts*

The proposed lot occupancy is 40.7 percent, less than the maximum 70 percent permitted in the R-4.

- 223 4 *The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties*

The Office of Planning makes no recommendations for special treatment.

- 223 5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception*

The subject application would not result in the introduction or expansion of a nonconforming use.

VII. AGENCY COMMENTS

No comments were received from other District agencies.

VIII. COMMUNITY COMMENTS

Letters in support of the application were submitted by the adjoining neighbors to the east and west.

Attachment: Location Map

