



2013 JUL -9 PM 3: 38

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
Joel Lawson, Associate Director Development Review
DATE: July 9, 2013

SUBJECT: BZA Case 18586 – expedited request pursuant to DCMR 11 § 3118 for special exception relief under § 223 to construct an addition to an existing detached dwelling at 4351 Klinge Street, N.W.

At the public meeting of June 25, 2013, the Board determined that the applicant's request for front setback relief in the Wesley Heights Overlay District under § 223 would more appropriately be addressed as a variance. The Office of Planning is issuing a supplemental report to provide a recommendation for the revised portion of the relief requested. OP continues to recommend approval for the requested side yard relief under § 223, as noted in the memorandum dated June 18, 2013.

The applicant is requesting relief for front setback, a requirement of the Wesley Heights Overlay District. The detached single family dwelling, constructed in 1923, precedes the adoption of the overlay district, which occurred in 1990. The home currently features a small front porch that has a front setback of 13 feet, where 20 feet is required. The front porch would be extended to the width of the dwelling, resulting in a uniform 13 foot front setback.

The applicant has demonstrated that there are exceptional conditions resulting in a practical difficulty related to this property. The front setback requirement of the Wesley Heights Overlay District was established well after the property had been developed with the existing front porch, which has a 13 foot front setback. In addition, a building permit was issued by DCRA permitting the expansion of the front porch, which was rescinded once work on the structure had already been completed. The error made by DCRA has resulted in the applicant absorbing substantial cost for this construction, which would be increased should the porch require redesign and/or demolition.

Finally, the reduced setback of the front porch can be granted without detriment to the public good. The single story front porch would be open on the front and sides, and would be adequately screened by existing mature landscaping. A reduced setback would not be out of character in the neighborhood, as several dwellings on Klinge Street and New Mexico Avenue have front setbacks of less than ten feet. As a result, the Office of Planning recommends approval of the variance for the front setback.

BOARD OF ZONING ADJUSTMENT
District of Columbia

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EXHIBIT NO. 39

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