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District of Columbia
Office of Planning



MEMORANDUM

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 18587, 5714 16th Street, NW

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 403, Lot Occupancy (40% maximum, 49.9% proposed); and
- § 405, Side Yard (8 feet required, 3.95 feet proposed).

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18587
EXHIBIT NO. 28

II. LOCATION AND SITE DESCRIPTION

Address	5714 16 th Street, NW
Legal Description	Square 2723W, Lot 15
Ward	4, 4A
Lot Characteristics	The 5,625 square foot lot is rectangular in shape, with 45 feet of frontage along 16 th Street and 125 feet of frontage along Montague Street. A ten foot building restriction line is present along Montague Street. The rear of the lot abuts a 15 foot wide public alley.
Zoning	R-1-B/SSH-1 – detached and semi detached single family dwellings in the Sixteenth Street Heights Overlay District.
Existing Development	Detached single family dwelling, permitted in this zone.
Historic District	N/A
Adjacent Properties	Predominantly detached single family dwellings.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Lyndl Thorsen Joseph
Proposal:	The applicant proposes to construct a three story rear addition to an existing three story detached single family dwelling, accommodating additional bedrooms, kitchen and great room. The addition would have a footprint area of 478.8 square feet.
Relief Sought:	§223 - Additions to a One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS and REQUESTED RELIEF

R-1-B/SSH-1 Zone	Regulation	Existing	Proposed	Relief
Height § 400	40 ft. max.	32.42 ft.	32.42 ft.	None required
Lot Width § 401	50 ft. min.	45 ft.	45 ft.	None required
Lot Area § 401	5,000 sq. ft. min.	5,625 sq. ft.	5,625 sq. ft.	None required
Floor Area Ratio § 402	None prescribed			None required
Lot Occupancy § 403	40% max.	41.4%	49.9%	Required
Rear Yard § 404	25 ft. min.	75.25 ft.	55 ft.	None required
Side Yard § 405	8 ft. min.	3.95 ft.	3.95 ft.	Existing nonconforming

V. OFFICE OF PLANNING 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.

Detached single family dwellings are a permitted use in this zone. The applicant is requesting special exception relief under § 223 from the requirements § 403, Lot Occupancy and § 405, Side Yard. The proposal is not impacted by the SHH Overlay.

223.2 The addition or accessory structure shall not have a substantially adverse affect 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 applicant proposes to construct a three story addition to the rear of the existing dwelling. While the existing dwelling has a reduced side yard of 3.95 feet, the addition would have an 8 foot side yard and 55 foot rear yard, complying with or exceeding the regulations. The lot occupancy would increase from 41.4% to 49.9%.

The subject property is a corner lot, and the addition would be oriented toward Montague Street, leaving an appropriately-sized side yard adjacent to the north property line. The addition would also have a separation of 55 feet from the rear property line, which is significantly greater than required by the regulations.

The rear yard is landscaped with eight foot high evergreen hedge rows along the north and south property lines, as well as several mature trees. Most of this landscaping is intended to remain on the property, and would screen the addition from adjoining neighbors.

At a meeting held in the applicant's backyard May 19, 2013, neighboring property owners signed a petition indicating no objection to the proposed addition, including the neighbor to

the north, who would be most impacted by the addition. The light and air available to neighboring properties should not be unduly affected.

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

The proposed rear addition would comply with setback requirements, and would be sufficiently screened by existing mature landscaping. As a result, the use and enjoyment of neighboring properties should 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 rear addition would be visible from Montague Street, but would appear to be a natural extension of the existing dwelling, as the exterior would be similar to that of the existing dwelling. The eight foot high evergreen hedges located along the south property line in conjunction with trees that are to remain on the property would screen the addition somewhat from the street. It is not anticipated that the proposed additions would substantially visually intrude upon the character, scale and pattern of houses along the subject street frontages.

- (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*

The applicant has provided drawings, including site plan and elevations, and photographs, which sufficiently represent the relationship of the proposed addition to adjacent buildings and views from public ways.

- 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 49.9 percent, which is less than the 50 percent permitted within the R-1-B/SSH district with the approval of a special exception.

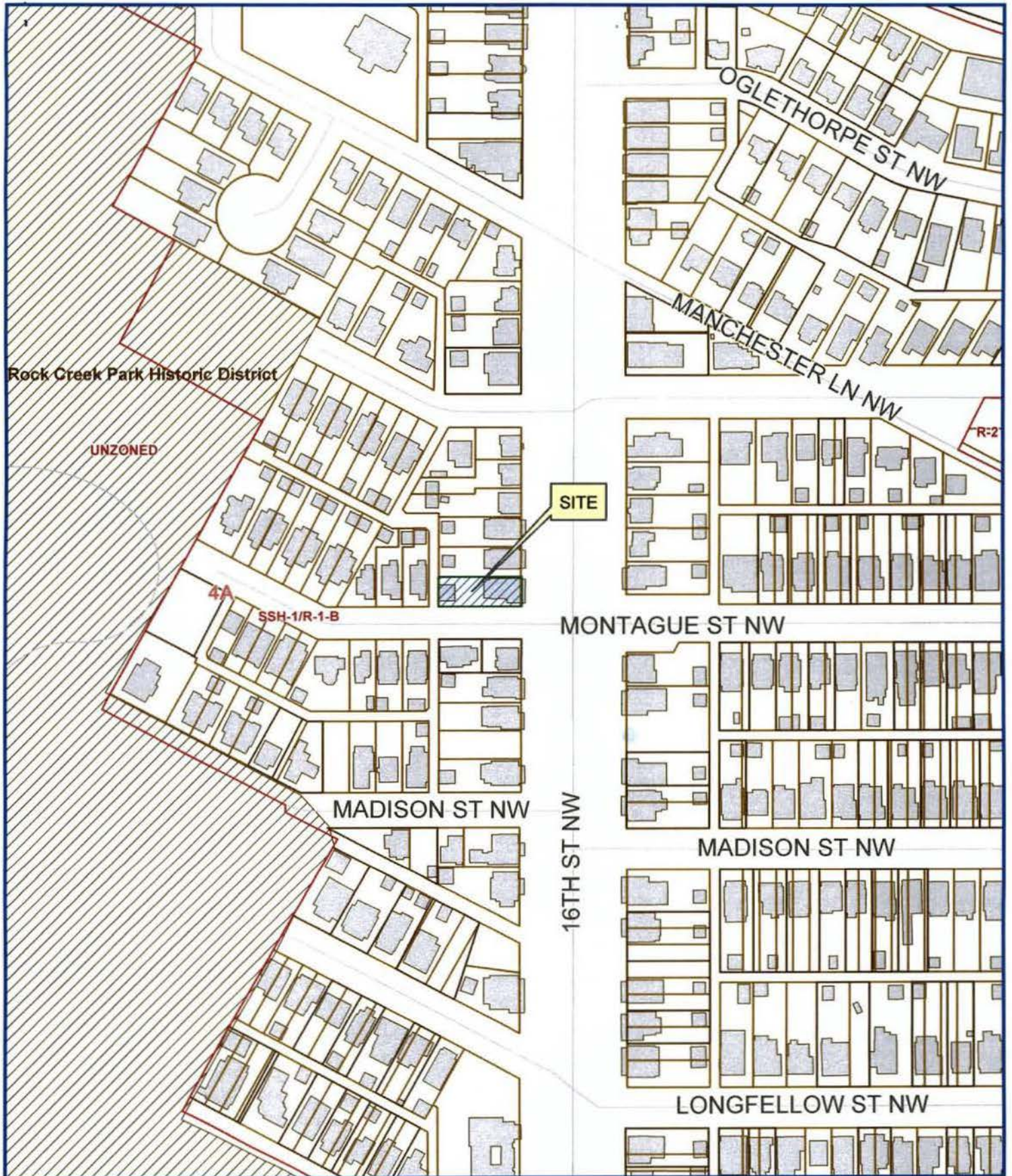
- 223.4 *The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties*

The Office of Planning has no recommendations for special treatments for this application.

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

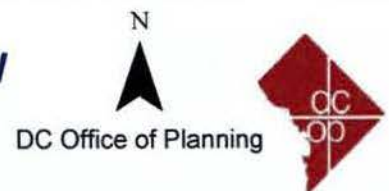
Advisory Neighborhood Commission 4A voted to recommend approval of the proposed addition at its regularly held meeting on June 4, 2013.

Attachment: Location Map



BZA Case 18587 - 5714 16th Street, NW

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



DC Office of Planning