



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Matt Jesick, Case Manager
Joel Lawson, Associate Director Development Review
DATE: July 16, 2013
SUBJECT: BZA Case 18592 – 4401 14th Street, NE

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the application for a special exception pursuant to § 202.10 for an accessory dwelling in an existing detached dwelling.

II. LOCATION AND SITE DESCRIPTION

		BOARD OF ZONING ADJUSTMENT District of Columbia
Address	4401 14 th Street, NE	CASE NO. <u>18592</u>
Legal Description	Square 3994, Lot 32	EXHIBIT NO. <u>22</u>
Ward and ANC	5, 5A	
Lot Characteristics	65-foot wide lot; grade at the house slightly elevated above the street elevation; side door into basement at sidewalk elevation; landscaping around house and trees in public space; 16' alley at rear leading to on-site parking.	
Zoning	R-2 (Semi-detached Residential)	
Existing Development	Detached dwelling, permitted in this zone	
Adjacent Properties	Single family semi-detached houses to the north; detached houses to the east, across the alley.	
Surrounding Neighborhood Character	Mix of semi-detach and detached housing; Institutional uses including the Bunker Hill Education Campus across Michigan Avenue.	

III. APPLICATION IN BRIEF

Applicants	Craig Meskill and John Gilbert, homeowners
Proposal	Establish an accessory apartment in the basement of an existing single family detached home. No new construction is proposed.
Relief Required	§202.10 – Special Exception to establish an accessory apartment in an existing detached dwelling.



Vicinity Map

IV. ANALYSIS

Section 202.10 allows the establishment of an accessory apartment within an existing one-family detached dwelling if approved by the Board as a special exception and subject to a series of specific conditions. The application meets all of the conditions, as noted below.

Section	Criterion	Meets Criterion?	Note
202.10	Must be a one-family detached dwelling	Yes	
202.10(a)	Lot Area > 4,000 sf	Yes	6,692 sf
(b)	Floor Area > 2,000 sf	Yes	3,929 sf
(c)	Apt. < 25% of total Floor Area	Yes	24% (943 sf)
(d)	No new floor area or construction	Yes	
(e)	No new entrances facing a street	Yes	Existing entrance facing Michigan Ave.
(f)	One unit owner-occupied	Yes	Owners live in principal dwelling
(g)	Total number of people in the house ≤ 6	Yes	

Section	Criterion	Meets Criterion?	Note
(h)	No apt. if there is a home-occupation already	Yes	
(i)	BZA may waive up to 2 criteria	n/a	

The application also meets the general special exception criteria of § 3104. The proposal is in harmony with the intent and purpose of the Regulations to provide a variety of housing types while maintaining compatibility with the neighborhood character. The accessory apartment would not adversely affect the use of neighboring properties. No construction is proposed for the use, and the new use would be in keeping with the residential nature of the surrounding area.

V. HISTORIC PRESERVATION

The subject property is not located in an historic district.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing, the Office of Planning has received no comments on this application from other District agencies.

VII. COMMUNITY COMMENTS

As of this writing, the Office of Planning has received no comments regarding the proposal from the ANC or from the community.