

Glenn Engelmann
1412 Hopkins Street, NW
Washington, DC 20036

July 8, 2013

Board of Zoning Adjustment
441 4th Street N.W.
Washington, DC 20001

BZA # 18593

RE: Supplemental Information to the Application for Variance

Proposed Rear Deck Addition to an existing, nonconforming SFD row structure.
The structure is located at:
1412 Hopkins Street, NW
Lot 0093 in Square 0096
Zoned DC/R-5-B
DCRA File Job #131303807
DCRA BZA Case #FY-13-10-Z

Dear Sir or Madam:

Please find attached supplemental information for my application concerning the referenced project.

Sincerely,



Glenn Engelmann

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D.C. OFFICE OF ZONING
2013 JUL -8 AM 10:42

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18593

EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 18593
EXHIBIT NO. 25

July 3, 2013

MEMORANDUM:

From: Glenn Engelmann; Owner of 1412 Hopkins Street, NW

To: Board of Zoning Adjustment

RE: Supplemental Information to the Application for Variance

Proposed Rear Deck Addition to an existing, nonconforming SFD row structure.

The structure is located at:

1412 Hopkins Street, NW

Lot 0093 in Square 0096

Zoned DC/R-5-B

DCRA File Job #131303807

DCRA BZA Case #FY-13-10-Z

The following information was requested by the DC Office of Planning during their review of the Application for Variance for the referenced project and is being submitted to the BZA as supplemental to application.

Mr. Arthur Jackson of the Office of Planning requested specifics and elaboration for (1) uniqueness of the property that results in a practical difficulty; (2) approval will not result in a substantial detriment to the public good; (3) and approval would do no substantial harm to the letter and intent of the Zoning Regulations and Map. The following was sent to him to addresses his concerns with emphasis on the uniqueness of the property that may have not been clear with previous correspondence:

(1) uniqueness of the property that results in a practical difficulty

The uniqueness of the property that results in a practical difficulty deals with its designated zoning "use" in conjunction with a substandard rear yard size.

The block is mostly occupied by commercial and multi-family residential uses leaving only three single family homes near the center of the block on Hopkins Street. The subject property is one of the three single family homes on the block but it is unique from the other two because they have decks covering their very small rear yards allowing their occupants an enhanced level of light, air and use. The two houses with decks have the advantage of placing furniture and other features in their yards while maintaining access to their parking space below the deck. The subject property's very small yard stands alone because its owners are deprived of the same use multi-use and quality of its back yard; it's limited to being only a concrete driveway at the alley level and not conducive to being enclosed from alley traffic; the quality of light and air at the alley level is significantly less than that of a raised deck. In addition, the quality of light and air for the subject property is at a minimum compared to other properties because it

shadow of the proposed railing. The shadow of the deck itself and supporting structure is not applicable because it would not exceed the shadow of a (by right) 7' high fence.

(3) and approval would do no substantial harm to the letter and intent of the Zoning Regulations and Map

The intent of the Zoning Regulations and Map is for each R-5-B residential use to have open space on a lot and have at least a 15 foot rear yard. The house in question was constructed prior to the adoption of the current regulations and understandably does not comply with them in a few circumstances. As mentioned, the rear yard is not deep enough, the court is not wide enough and the percentage of lot coverage is too great. These nonconforming features have the potential would normally have a negative impact on the neighboring properties but in this case all of the neighboring properties are equally noncompliant. It may seem counter intuitive that adding more structure and lot coverage to the existing house has a positive effect on creating a better quality of space and helps to achieve more light and air for the occupants but it does. Raising the rear yard to a higher elevation improves the quality of the yard and is a step meeting the intent of the Zoning Regulations.

Also attached are the drawings that were submitted with the application: they include drawing A1-Proposed Deck and drawing A2-Proposed Deck Design and Site Plan both date 6-12-12. You will note that there is an existing deck in the open court; this deck is accessed by an existing door in the court. The proposed deck is an extension of this existing deck and it is a very open and low structure.

Also attached is a copy of an approval letter from of the variance request from the Dupont Circle Advisory Neighborhood Commission 2B.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

April 13, 2013

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: Application for zoning variance from 1412 Hopkins St NW for rear deck (2B02)

Dear Chairperson Jordan,

At its regular meeting on April 10, 2013, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above referenced matter. With all Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0):

Whereas the Zoning Preservation and Development Committee (of ANC 2B) was presented with a request for a zoning variance for the residence of 1412 Hopkins Street NW for a rear patio elevated to the first floor from the ground floor;

Whereas the applicant committed that the north structural steel column and bollard be located at the midpoint of the north side of the patio, instead of at the corner of the patio;

Therefore be it resolved that ANC 2B supports the request for zoning variance, provided that the column and bollard are relocated as described above, based on the following:

1. the patio will improve the quality of air and light by raising the exterior space above the neighboring concrete wall that currently blocks light and air;
2. the project improves the equity of the property because the neighboring patio is similarly elevated; and
3. the project does not incur additional hardship to the neighbors but improves the aesthetic of the alley.

Commissioners Kevin O'Connor (kevin.oconnor@dupontcircleanc.net), Mike Feldstein (mike.feldstein@dupontcircleanc.net), and Will Stephens (will.stephens@dupontcircleanc.net) are the Commission's representative on this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

William F. Stephens

Will Stephens, Chair

cc: bzasubmissions@dc.gov; richard.nero@dc.gov; sara.bardin@dc.gov