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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: July 23, 2012

SUBJECT: BZA Case 18607 - expedited request pursuant to DCMR 11 § 3118 for special exception relief under § 223 to construct an addition to an existing one-family dwelling at 2635 Woodley Place, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 403, Rear Yard (20 feet required, 15.3 feet proposed); and
- § 404, Percentage of Lot Occupancy (60 percent permitted, 67 percent proposed).

II. LOCATION AND SITE DESCRIPTION

Address	2635 Woodley Place, N.W.
Legal Description	Square 2205, Lot 43
Ward	3
Lot Characteristics	Rectangular lot with rear alley access
Zoning	R-4 – row dwellings, flats and conversions
Existing Development	Row dwelling, permitted in this zone.
Historic District	Woodley Park
Adjacent Properties	Predominantly row dwellings

III. PROJECT DESCRIPTION IN BRIEF

Applicants	Katharine Huffman and John Rusciollelli
Proposal	Construction of replacement rear deck
Relief Sought	§ 223 - Additions to One-Family Dwellings or Flats

BOARD OF ZONING ADJUSTMENT

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CASE NO. **18607**

EXHIBIT NO. **25**

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IV. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed	Relief
Height § 400	40-foot max.	34 feet	34 feet	None required
Lot Width § 401	18-foot min.	20 feet	20 feet	None required
Lot Area § 401	1,800 SF min.	1,840 SF	1,840 SF	None required
Floor Area Ratio	None prescribed	--	--	None required
Lot Occupancy § 403	60% max. 70% by special exception	69.7%	67%	Required
Rear Yard § 404	20 foot min.	12.5 feet	15.3 feet	Required

V. 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.

Row dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of § 403, Percentage of Lot Occupancy, and § 404, Rear Yard.

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 proposed deck would have no solid walls, no roof and no enclosed spaces, minimizing the impact it would have on light and air available to neighboring properties.

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

Although the application requests to reduce the rear yard, the proposed deck would be slightly smaller than most of the other decks along the subject alley, minimizing any impacts the proposed deck would have on neighboring properties.

- (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 deck would be visible from the rear public alley. Its design would be residential in appearance and similar to other existing decks on the block. The Historic Preservation Office has no concerns regarding this application. Therefore, the proposed deck would not substantially visually intrude upon the character, scale and pattern of houses.

- (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 submitted plans, photographs and elevation drawings sufficient to represent the proposed deck.

- 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 67 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 permit the introduction or expansion of a nonconforming use.

The Historic Preservation Office has no concerns about the proposed deck.

VI. COMMUNITY COMMENTS

Adjacent neighbors

Letters from four neighborhood residents were submitted in support of the application, including the adjacent property owners to the north and south.

ANC 3C, at its regularly scheduled meeting of July 16, 2013, voted to support the application.

Location Map:

