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District of Columbia
Office of Planning



MEMORANDUM

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TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Gyor AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: September 10, 2013

SUBJECT: BZA Case 18630 - expedited request pursuant to DCMR 11 § 3118 for special exception relief under § 223 to construct a rear deck addition to an existing single dwelling at 3703 Windom Place NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) does not object to the type of relief for a rear deck addition requested by the Applicant; typically, OP recommends approval of special exception requests provided that the Applicant indicates how the proposal shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property. However, the Applicant has not provided a narrative describing the proposed relief. As such, OP is unable to provide a recommendation of the following special exception relief pursuant to § 223:

- § 403.2 Lot Occupancy (40% maximum permitted, 33% existing, 43% proposed); and
- § 404.1 Rear Yard (20 ft. required, 23 ft. existing, 6 ft. proposed).

II. LOCATION AND SITE DESCRIPTION:

Address:	3703 Windom Place NW
Legal Description:	Square 1891, Lot 54
Ward:	3
Lot Characteristics:	The lot is rectangular and is 98.5 ft. deep and 33 ft. wide along the Windom Place NW frontage. A 16 ft. wide public alley is located to the rear.
Zoning:	R-2 – detached and semi detached single family dwellings.
Existing Development:	Semi-detached dwelling, permitted in this zone.
Historic District:	N/A
Adjacent Properties:	Predominantly semi-detached dwellings

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Uzay Turker
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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18630

EXHIBIT NO. 22

Board of Zoning Adjustment

District of Columbia



Proposal:	The Applicant proposes to construct a 328 sq. ft. rear deck addition to an existing conforming semi-detached structure in the R-2 zone that does not comply with the lot occupancy requirement of § 403.2 and rear yard requirement of § 404.1. The proposed rear deck would measure 25 ft. x 12 ft. and would be 8 ft. in height.
Relief Sought:	§223 - Additions to a One-Family Dwellings or Flats

IV. ZONING REQUIREMENTS

R-2 Zone	Regulation	Existing	Proposed ¹	Relief:
Lot Width (ft.) § 401	30 ft. min.	33 ft.	33 ft.	None required
Lot Area (sq.ft.) § 401	3,000 sq.ft. min.	3,251 sq.ft.	3,251 sq.ft.	None required
Floor Area Ratio § 401	None prescribed	NA	NA	None required
Lot Occupancy § 403	40 % max.	33%.	43%	Relief required
Rear Yard (ft.) § 404	20 ft. min.	23 ft.	6 ft.	Relief required
Side Yard (ft.) § 405	NA	NA	NA	None required
Court § 406	NA	NA	NA	None required

V. COMMUNITY COMMENTS

As of this writing, OP has not received comments from the ANC or the neighbors.

¹ Information provided by applicant.