

Statement of Existing and Intended Uses

The property is currently improved with a semi-detached dwelling and an accessory garage. The owner proposes to add a 2'-2" x 15'-7" infill first floor addition under an existing second floor overhanging addition and a one story 6'-1" x 9'-3" addition to the rear of the dwelling. This will require review by the BZA under Sections 223 and 3104.1 of the Zoning Regulations.

RECEIVED
D.C. OFFICE OF ZONING
2015 AUG -6 PM 1:13
2015

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18647

EXHIBIT NO. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 18647
EXHIBIT NO. 5

APPLICATION OF OTTO W. HOERNIG III – 3301 N STREET, NW

STATEMENT OF COMPLIANCE

Introduction

The property is located at 3301 N Street, NW (Square 1229, Lot 140), is zoned R-3, and is also located in the Old Georgetown Historic District. The lot is rectangular with 70 ft. of frontage on N Street and 95.6 ft. of frontage on 33rd Street.

The semi-detached house on Lot 140 fronts on N Street, and the accessory garage fronts on 33rd Street. The property is nonconforming in respect to lot coverage. The lot occupancy is currently 46% (40% permitted) under R-3 zoning.

Proposed Project

The property owner proposes to do the following work that will modestly increase the lot coverage:

A) Add a first floor infill addition under an existing second floor overhang on the rear elevation, 2'-2 1/4" deep by 15'-7 1/2" and will align with the existing structure above. There is no change to lot coverage related this addition.

B) The owner also proposes to add a small one story addition to the rear elevation measuring 6'-1" x 9'-3" which will increase the lot coverage.

C) There is a small section of side-yard to the east 2" x 9' the non-required side yard (per section 405.5 of the Zoning Regulations) for the semi-detached dwelling is less than the 5' minimum yard, and therefore this area is included in the percentage of lot occupancy calculation under the definitions of "percentage of lot occupancy" and "building area" in the Zoning Regulations.

In combination these interventions would increase the lot coverage from 46% to 48%.

There will be no change to any other zoning measurement as a result of these modest additions to the rear of the first floor of the house.

These additions have already been reviewed and approved for concept by the Old Georgetown Board and the Commission of Fine Arts (in conjunction with other work to the dwelling which does not require BZA review).

RECEIVED
D.C. OFFICE OF ZONING
2015 AUG -6 PM 1:15
opd
10/17

Compliance with Section 223

Section 223.2. These first floor additions to the rear of the house will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

a. The light and air available to neighboring properties will not be unduly affected. The existing second floor addition abuts the rear yard and 33rd Street. The proposed additions face into the rear yard and towards the neighbor to the north on 33rd Street. The additions are screened from the neighbor on the north by the accessory garage, a brick wall and by evergreen trees. The neighbor to the west cannot see into the yard due to a high brick wall. The infill addition (below the overhang) and the modest one story addition will have no impact on light and air to either adjacent dwelling.

b. The privacy of use and enjoyment of neighboring properties will not be unduly compromised. For the same reasons set forth above, the infill addition and the modest one story addition will have no impact on the use and enjoyment of either of the adjacent properties.

c. The infill addition to the dwelling, as viewed from the street, will not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage. To the contrary, the infill addition will fill in missing architectural character and is an improvement on the existing conditions as has been approved by both the OGB and CFA. Additionally the 7 1/2' high brick wall fronting 33rd street, partially hides the infill addition and completely hides the one story addition.

d. The attached plans and photographs of the existing dwelling and the adjacent properties, and the drawings illustrating the proposed additions, show the relationship of the proposed additions to the adjacent buildings and views from public ways. There will be no adverse impact to any adjacent properties.

Section 223.3. The lot occupancy of the existing structures and the new additions will not exceed 70%. The existing lot occupancy is 46% and the proposed lot occupancy is 48%.

Section 223.4. There is no need for any other special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties. The OGB and CFA have already reviewed and approved these additions.

Section 223.5. This proposal does not represent an expansion of a nonconforming use.

Compliance with Section 3104

Section 3104.1. These proposed modest additions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to adversely affect the use of the neighboring properties.

On behalf of the owner, we respectfully request expedited review and approval of this request. Thank you.