



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Gyor AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: January 7, 2014

SUBJECT: BZA Case 18693 - request for special exception relief under § 223 to construct an addition to an existing row dwelling at 636 A Street SE.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 403.2 Lot Occupancy (43.7% existing; 60% max. permitted; 68.6% proposed);
- § 404.1 Rear Yard (94 ft. existing; 20 ft. required; 0 feet proposed); and
- § 406.1 Courts (6 ft. min. required; 0 ft. existing; 4 ft. 4 in. proposed).

II. LOCATION AND SITE DESCRIPTION:

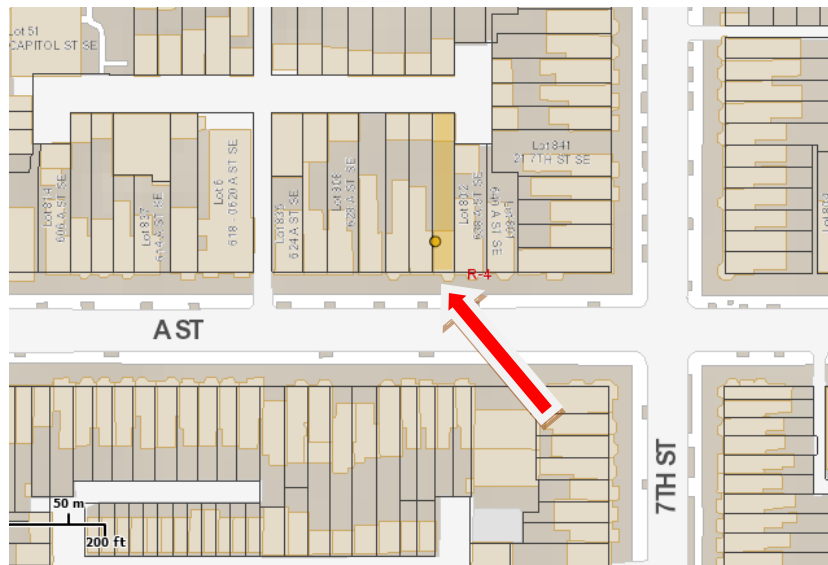
Address:	636 A Street, SE
Legal Description:	Square 869, Lot 56
Ward:	6
Lot Characteristics:	The Subject Property is 18 ft. wide along the A Street SE frontage and 128 ft. in depth. The Property includes an existing two-story carriage house which functions as a non-conforming dwelling unit. A 30 ft. wide public alley is located to the rear.
Zoning:	R-4 - permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats.
Existing Development:	Row dwelling, permitted in this zone.
Historic District:	Capitol Hill Historic District
Adjacent Properties:	Adjacent properties include row dwellings.
Surrounding Neighborhood Character:	The neighborhood is characterized by two and three story row dwellings.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Joel and Malgorzata Spangenberg
-----------	---------------------------------



Proposal:	The Applicant proposes to build a two-story rear addition with a cellar. Additionally, a covered walkway would be constructed to connect the house with the existing two-story carriage house at the rear of the property. The covered walkway connection would allow the carriage house to be converted from an accessory structure to an addition to the main house in order to convert it into a legal dwelling unit. As of this writing, the Applicant's proposal has not been reviewed by the Historic Preservation Review Board (HPRB).
Relief Sought:	§223 - Additions to a One-Family Dwellings or Flats



Subject Property



Subject Property

V. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft. max.	25 ft.	25 ft.	None required
Lot Width (ft.) § 401	18 ft. min.	18 ft.	18 ft.	None required
Lot Area (sq.ft.) § 401	1,800 sq.ft. min.	2,305 sq.ft.	2,305 sq.ft.	None required
Floor Area Ratio § 401	None prescribed	NA	NA	None required
Lot Occupancy § 403	60% max.	43.7%.	68.6%	Relief required
Rear Yard (ft.) § 404	20 ft. min.	94 ft.	0 ft.	Relief required
Side Yard (ft.) § 405	NA	NA	NA	None required
Court § 406	6 ft. min.	NA	4 ft. 4in.	Relief required

VI. 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.*

Single family row dwellings are a permitted use in this zone. The proposed rear yard addition would be 68.6%, which is 8.6% over the matter of right lot occupancy for a row dwelling located in the R-4 district, but below the 70% permitted by § 223 as a Special Exception. The proposed walkway and rear yard addition would reduce the existing rear yard setback from 94 ft. to 0 ft., and would create a 4 ft. wide non-conforming court on the second floor between the Subject Property and the neighboring property to the east.

223.2 *The addition or accessory structure shall not have a substantially adverse effect 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;*

Given that the addition and covered walkway would be restrained in height, they are not expected to have a substantially adverse effect on the light or air of any abutting or adjacent dwelling or property. On the cellar and first floor, the proposed addition would utilize the existing shared party wall. On the second floor, the proposed addition would be set back approximately 4 ft. from the neighboring house located at 638 A Street SE. Further, the house located at 634 A Street would be separated from the addition by a 4 ft. wide dogleg court. The neighbors to the north would be separated from the Subject Property by a 30 ft. wide public alley, and their light should not be affected by the proposed addition.

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

¹ Information provided by applicant.

The proposed addition would be in scale with that of adjacent dwellings and would maintain its current two story height. There are no windows along the east property line and the existing fence would remain. The adjacent house located at 634 A Street SE is longer than the proposed rear addition and would obstruct views into that property's rear yard. Further, the proposed addition would not have any windows along the property line to the west. As a result, the privacy of use and enjoyment of neighboring properties should not be unduly compromised.

- (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 addition would not be viewed from the street, but would be consistent with the existing architectural style of the dwelling and would not substantially visually intrude upon the character, scale, and pattern of houses along the street frontage. The view from the alley includes the existing carriage house and would not substantially change as a result of the proposed addition.

- (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 has provided drawings, including site plan and elevations, and photographs, which sufficiently represent the relationship of the proposed addition to adjacent buildings and views from public ways.

- 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 68.6 percent, which is permitted as a Special Exception in the R-4 District.

- 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 has no recommendations for special treatments for this application.

- 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 result in the introduction or expansion of a nonconforming use.

VII. COMMUNITY COMMENTS

The neighbor residing at 638 A Street SE submitted comments supporting the proposed relief.

ANC 6B voted to support the requested relief at its regularly scheduled meeting, held on December 16, 2013.