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District of Columbia
Office of Planning



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Gyor AICP, Case Manager
Joel Lawson, Associate Director Development Review *JSFV*
DATE: February 4, 2014

SUBJECT: BZA Case 18706 - request for special exception relief under § 223 to construct an addition to an existing single family dwelling at 4445 Yuma Street NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested special exception pursuant to § 223 to allow an addition to a nonconforming structure and a lot occupancy of 49%.

II. LOCATION AND SITE DESCRIPTION:

Address	4445 Yuma Street NW
Legal Description	Square 1591, Lot 827
Ward	3
Lot Characteristics	The Subject Property is 120 ft deep by 50 ft wide along the Yuma Street NW frontage. A 16 ft public alley is located to the rear. An 18 ft wide
Zoning	R-1-B
Existing Development	Single family dwelling, permitted in this zone
Historic District	NA
Adjacent Properties	Adjacent properties include single family dwellings
Surrounding Neighborhood Character	The surrounding neighborhood is comprised of single family dwellings

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Jessica Furey
Proposal	The Applicant proposes to construct a rear addition to an existing nonconforming single family non-conforming structure. An 18 ft wide city-owned public space is located to the west of the subject property. The proposed addition would replace an existing 10 ft x 15 ft room, resulting in a net addition of 3 ft on the west side of the home.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18706

EXHIBIT NO. 32

Board of Zoning Adjustment
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Relief Sought:

§ 223 - Additions to a One-Family Dwellings or Flats



V. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed ¹	Relief:
Lot Width (ft) § 401	50 sf	50 sf	50 ft	None required
Lot Area (sq ft) § 401	5,000 sf min	5,100 sf.	5,100 sf	None required
Floor Area Ratio § 401	NA	NA	NA	None required
Lot Occupancy § 403	40%	41 5%	49%	Relief required
Rear Yard (ft) § 404	25 ft min	35 ft	35 ft	None required
Side Yard (ft) § 405	NA	NA	NA	None required
Court § 406	NA	NA	NA	None required
Nonconforming Structure § 2001.3				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*

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,*

Given that the addition would be restrained in height, it is not expected to have a substantially adverse effect on the light or air of any abutting or adjacent dwelling or property. The proposed addition would be bordered by public streets on the south and west sides and the public alley on the north side.

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

The proposed addition would be in scale with that of adjacent dwellings and would maintain its current two story height. The addition would be located on the corner lot adjacent to public space and would not be located directly adjacent to neighboring properties. 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*

¹ Information provided by applicant.

upon the character, scale and pattern of houses along the subject street frontage,

The proposed addition 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

- (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 would be 49 percent, which is permitted as a Special Exception in the R-1-B 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

As of this writing, the Office of Planning has not received comments from ANC 3E or the neighbors.