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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: ✓ Stephen Gyor AICP, Case Manager
✓ Joel Lawson, Associate Director Development Review
DATE: ✓ May 6, 2014

SUBJECT: BZA Case 18754, 725 Hobart Place NW - special exception for an addition to an existing flat under section 223.

I. OFFICE OF PLANNING RECOMMENDATION

The Applicant has requested the following special exception relief pursuant to § 223:

- § 401 Lot Area (1,800 sf. required, 1,687 sf. existing, 1,687 feet proposed);
- § 403 Lot Occupancy (60% max. permitted, 65.62% existing, 68.97% proposed);
- § 404 Rear Yard (20 ft. required, 13.2 ft. existing., 13.2 ft. proposed);
- § 406 Court (12.6 ft. required, 5 ft. existing, 5 ft. proposed); and
- § 2001.3 Nonconforming Structure

The application states that the relief is to permit a third-story addition and roof deck to a two-story flat. However, the application does not include drawings normally provided and sufficient to address the special exception test. The Office of Planning (OP) has requested that the Applicant provide this information; to date, it has not been provided to OP or submitted to the record. OP has also suggested to the Applicant that if additional time is needed to satisfy the basic application submission requirements, they should request a postponement. If the information is provided after the OP report is required to be submitted, OP will submit a supplemental report with a recommendation, or provide an update at the BZA hearing.

II. LOCATION AND SITE DESCRIPTION

BOARD OF ZONING ADJUSTMENT
District of Columbia

Address	725 Hobart Place NW	CASE NO. <u>18754</u>
Legal Description	Square 2888, Lot 197	EXHIBIT NO. <u>27</u>
Ward	1	
Lot Characteristics	The lot is rectangular and measures 25 ft. in width along the Hobart Place NW frontage and 67.5 ft. in depth.	
Zoning	R-4 – Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats).	
Existing Development	2-story flat built in 1940, permitted in this zone. The property includes an 11.3 ft. x 5 ft. rear deck.	

Board of Zoning Adjustment
District of Columbia
CASE NO. 18754
EXHIBIT NO. 27



Historic District	NA
Adjacent Properties	Adjacent properties include a vacant lot to the east, the Old Pentecostal Church to the west, and rowhouses and semi-detached dwellings to the rear.
Surrounding Neighborhood Character	The neighborhood is characterized by rowhouse dwellings, multifamily buildings, and institutional uses. Commercial uses are located along Georgia Avenue NW.

III. APPLICATION IN BRIEF

Proposal:	The Applicant proposes to add a third story and a roof deck to the existing building. The Subject Property would continue to be used as a flat and the proposed addition would not enlarge the building footprint. An exterior spiral stair would replace the existing rear stair that descends from the second level and would connect the roof top deck and each of the three levels of the proposed building.
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IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-4 Zone	Regulation	Existing	Proposed	Relief
Height § 400	40 ft. max.	25 ft.	38 ft.	None required
Lot Width § 401	18 ft. min.	25 ft.	25 ft.	None required
Lot Area § 401	1,800 sf. min.	1,867 sf.	1,867 sf.	Relief required
Floor Area Ratio § 402	NA	NA	NA	None required
Lot Occupancy § 403	60% max.	65.62%	68.97%	Relief required
Rear Yard § 404	20 ft. min.	20 ft.	8.2 ft.	Relief required
Side Yard § 405	NA	NA	NA	None required
Court § 406	12.6 ft. min.	5 ft.	5 ft.	Relief required
Nonconforming Structure § 2001.3	NA	NA	NA	Relief required

