

Board of Zoning Adjustment
Special Exemption request for Lot Occupancy

504 12 Street NE
Square 0034
Lot 0984

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Statement:

Elizabeth and Frank Craddock are requesting a Special Exemption to increase their lot occupancy from the current 62.39% to 65.07% by adding a two story addition (and removing a covered porch). They would also like a Special Exemption to place the addition 5' from the property line.

The lot is a narrow rectangle and the structure on the lot is fully attached. The lot is not large enough (at 1,440 SF) to accommodate the needs of the growing family. In order to stay in the house, they would have to convert the two family flat into a single family residential. This would cause undue financial hardship as the income from the rental unit is necessary.

Under Zoning Chapter 11, section 223.1 an addition to a residential flat that does not comply with 403 is permitted by a special exception if approved by the Board of Zoning Adjustment under 3104 due to the following.

Addressing 223.2: The addition will not adversely affect the use and enjoyment by any of the abutting neighbors. Both abutting neighbors have signed letters that indicate they have seen the plans and have no objection (copies included in the application package).

Specifically, (a) the light and air for the neighboring properties will not be unduly affected. The height of the addition will match the existing house and both adjacent neighbors have signed letters saying they have seen the plans and have no objection. (b) the privacy of use and enjoyment of neighboring properties shall not be unduly compromised because there are no windows placed on either the north or south walls of the addition (shared party-wall property lines). (c) the addition will conform to the character, scale and pattern of the houses. The typical Capitol Hill row house has a "dogtrot" or nonconforming open court on one side of the house. The addition would maintain this historic design philosophy. The windows and openings will mimic the existing openings. The roof will follow the slope of the existing roof line. The addition will be visible from the 10' public alley in the rear from certain vantage points but primarily the existing and repaired/replaced 7' property fence will obscure the view. The addition will not be visible from the street. The addition will have a wood siding material, either painted or stained to keep within character of the historic precedence set within the neighborhood. (d) Please see the attached drawings that represent the relationship of the proposed addition to adjacent buildings and views from the public ways.

Addressing 223.3: The property is designated R-4 and the lot occupancy of all new and existing structures on the lot will be 65.7%, significantly under the 70% prescribed for R-4 district.

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EXHIBIT NO. 5

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The original structure built around 1890 has a non conforming open court with the traditional row house “dog trot” area. The proposed addition would expand the court but make it wider – 5’ to the property line. There is no way to make the existing open court conform without changing the design and intent of the original house and incurring significant financial hardship. The addition likewise aims to stay within keeping of the original house and primarily continue the open court configuration. The alternative would be to propose an addition that would go from lot line to lot line. By doing so the, the existing open court would become bounded with three building walls (four if including the neighbors open court) and make the nonconforming open court a worse situation than it currently is. By maintaining a 5’ clearing, the addition does not effect the existing court, maintains a firecode safety margin, programmatically allows for workable interior rooms, and maintains the proportions and design intent of the original structure.

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