

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Brandice Elliott, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: July 1, 2014

SUBJECT: BZA Case 18789 - request for special exception relief under § 223 to construct an addition to an existing detached dwelling at 3918 Jenifer Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

With regards to this proposal to add a rear yard addition to an existing detached house, the Office of Planning (OP) recommends **approval** of the following special exception:

- § 404, rear yard (25 feet required, 17.8 feet proposed)

II. LOCATION AND SITE DESCRIPTION:

Address:	3918 Jenifer Street, N.W.
Legal Description:	Square 1753, Lot 16
Ward:	3, 3E
Lot Characteristics:	The rectangular lot is 5,140 square feet in area, with 60 feet of frontage along Jenifer Street. The rear of the lot is also 60 feet in width and abuts a 12 foot wide public alley.
Zoning:	R-1-B – detached single family dwellings.
Existing Development:	Detached dwelling, permitted in this zone.
Historic District:	N/A
Adjacent Properties:	Adjacent properties are similarly developed as detached dwellings on lots of 5,000 square feet or larger.
Surrounding Neighborhood Character:	The surrounding neighborhood character is largely low density residential consisting of detached dwellings. The property is located approximately three blocks east of Friendship Heights Metro station and Wisconsin Avenue, where a higher concentration of commercial uses are located.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Richard Honig
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Proposal:	The applicant proposes to construct a 13.1 foot by 19.2 foot screened porch along the rear of an existing detached dwelling. The 252 square foot addition would encroach into the rear setback 7.2 feet, reducing the required rear yard of 25 feet to 17.8 feet.
Relief Sought:	§404, pursuant to §223 - Additions to One-Family Dwellings or Flats

V. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft. max.	Not provided	Not provided	None required
Lot Width (ft.) § 401	50 ft. min.	60 ft.	60 ft.	None required
Lot Area (sq.ft.) § 401	5,000 sq.ft. min.	5,140 sq.ft.	5,140 sq.ft.	None required
Floor Area Ratio § 401	None prescribed	--	--	None required
Lot Occupancy § 403	40% max.	29%	34%	None required
Rear Yard (ft.) § 404	25 ft. min.	30.9 ft.	17.8 ft.	Required
Side Yard (ft.) § 405	8 ft. min.	9 and 12 ft.	9 and 12 ft.	None 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.

Detached single family dwellings are a permitted use in this zone. The applicant is requesting special exception relief under § 223 from the requirements of § 404.1, rear yard. The applicant proposes to construct a screened porch that would encroach into the required rear yard, reducing it from the required 25 feet to 17.8 feet.

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;

The proposed addition would not affect the light and air available to neighboring properties. The single story addition would be screened by an existing fence and garage on the property, ensuring that the neighbors closest to the addition would be minimally impacted. The alley located along the southern property line would provide an additional buffer between the proposed structure and neighbors to the south. The applicant has also provided letters of support from adjacent properties, including those that would be most impacted by the

¹ Information provided by applicant.

addition, located at 3916 and 3918 Jenifer Street, and 3917 Ingomar Street.

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

The privacy of use and enjoyment of neighboring properties would not be unduly compromised. The proposed addition would be largely screened by existing structures on the property, affording neighbors located east, west and south of the addition continued privacy. The addition would continue to provide side setbacks as required by the zoning regulations, and a separation of approximately 49 feet would be provided between the proposed structure and the dwelling located south of the property.

- (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 visually intrude upon the character, scale and pattern of houses along the street frontage. The single story addition would be screened by the existing two story dwelling and would not be visible from Jenifer Street. Any visibility of the structure from the alley would be obscured by the existing perimeter fence.

- (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 graphical representations, including a site plan, building elevations and photographs to demonstrate 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 lot occupancy of all new and existing structures on the lot would be 34%, which does not exceed the 50% permitted 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 does not recommend special treatment for the proposed addition in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

223.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.

The proposed use is a single family dwelling, permitted in this District.

VII. AGENCY COMMENTS

As of the date of this report, comments from other agencies had not been received.

VIII. COMMUNITY COMMENTS

At its regularly scheduled meeting on June 12, 2014, Advisory Neighborhood Commission 3E voted unanimously to recommend approval of the proposed addition.

The applicant has provided several letters of support from adjacent neighbors.

Attachment: Location Map

Location Map

