

## MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Brandice Elliott, Case Manager  
 Joel Lawson, Associate Director Development Review  
**DATE:** October 14, 2014

**SUBJECT:** BZA Case 18835 - request for special exception relief under § 223 to construct an addition to an existing attached dwelling at 1229 F Street, N.E.

### **I. OFFICE OF PLANNING RECOMMENDATION**

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

- § 404, rear yard (20 feet required, 0 feet proposed).

### **II. LOCATION AND SITE DESCRIPTION:**

|                                     |                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:                            | 1229 F Street, N.E.                                                                                                                                                                                                                                                                                               |
| Legal Description:                  | Square 1007, Lot 805                                                                                                                                                                                                                                                                                              |
| Ward:                               | 6, 6A                                                                                                                                                                                                                                                                                                             |
| Lot Characteristics:                | The long, slender, rectangular lot is 3580.46 square feet in area, with a frontage of 19.5 feet along F Street. The lot extends to a 30 foot wide public alley, having a width of 26.6 feet along the south property line, and a frontage of approximately 45 feet along the east property line facing the alley. |
| Zoning:                             | R-4 – row dwellings                                                                                                                                                                                                                                                                                               |
| Existing Development:               | Row dwelling, permitted in this zone.                                                                                                                                                                                                                                                                             |
| Historic District:                  | N/A                                                                                                                                                                                                                                                                                                               |
| Adjacent Properties:                | To the north, south, east and west are existing row dwellings.                                                                                                                                                                                                                                                    |
| Surrounding Neighborhood Character: | The surrounding neighborhood character is predominantly residential, consisting of row dwellings. The property is approximately two blocks south of H Street, N.E., which is the nearest commercial corridor to this neighborhood.                                                                                |

### **III. PROJECT DESCRIPTION IN BRIEF**

|           |                 |
|-----------|-----------------|
| Applicant | Jennifer Fowler |
|-----------|-----------------|

|                |                                                                                                                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal:      | The proposal consists of the addition of a two story carriage house, with the ground floor accommodating a vehicle and office, and an accessory apartment located on the second floor. The carriage house will be attached to the main dwelling by a covered walkway. |
| Relief Sought: | §223 - Additions to a One-Family Dwellings or Flats                                                                                                                                                                                                                   |

## V. ZONING REQUIREMENTS

| R-4 Zone                | Regulation        | Existing        | Proposed <sup>1</sup> | Relief:       |
|-------------------------|-------------------|-----------------|-----------------------|---------------|
| Height (ft.) § 400      | 40 ft. max.       | Not provided    | 25 ft.                | None required |
| Lot Width (ft.) § 401   | 18 ft. min.       | 19.25-26.6 ft.  | 19.25-26.6 ft.        | None required |
| Lot Area (sq.ft.) § 401 | 1,800 sq.ft. min. | 3,580.46 sq.ft. | 3,580.46 sq.ft.       | None required |
| Floor Area Ratio § 401  | None prescribed   | --              | --                    | None required |
| Lot Occupancy § 403     | 60% max.          | 44.86%          | 59.9%                 | None required |
| Rear Yard (ft.) § 404   | 20 ft. min.       | 99.9 ft.        | 0 ft.                 | 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.*

Row 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. There would be a total of two units on the property, including one in the main dwelling and one in the accessory apartment, which is part of this request; however, given the area of this property, a total of three units would be permitted.

*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;*

The proposed addition would not affect the light and air available to neighboring properties. The addition would be located at the rear of the lot, adjacent to a public alley, and would provide a minimum separation of approximately 70 feet from other inhabited structures. In addition, the 30

<sup>1</sup> Information provided by applicant.

foot wide public alley provides a significant buffer from properties located south of the addition. The applicant has indicated that the 22 foot tall addition would cast shadows on neighboring properties, but only for a short period of time in the morning and not on any occupied structures.

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

The privacy of use and enjoyment of neighboring properties should not be unduly compromised. While the addition would provide an accessory apartment on the second floor, it would be, at a minimum, approximately 70 feet from neighboring dwellings. Existing privacy fences provide screening and privacy from the ground floor office use, and the 30 foot wide public alley provides separation from dwellings to the south.

- (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 existing row dwelling does not have side yards, and the lot is deep, with a depth of 159 feet, so the detached garage and accessory apartment would not be visible from F Street. The proposed addition would have a height of 22 feet, which is less than the existing dwelling on the lot. While the addition would be visible from the public alley, it would be an improvement upon the existing structure. In addition, the structure would be constructed of brick and will closely match the color and style of existing detached structures in the alley.

- (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 59.9%, which is less than the 60% permitted by right.

- 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 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 flat, which is permitted in this District.

## **VII. AGENCY COMMENTS**

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

## **VIII. COMMUNITY COMMENTS**

At its regularly scheduled meeting on September 11, 2014, ANC 6A voted to recommend approval of the requested relief.

Attachment: Location Map

### Location Map

