

Board of Zoning Adjustment
Special Exemption request for Accessory Building Height

240 9th Street, NE
Square 0917
Lot 0068

Statement:

John Peters is requesting a Special Exemption to raise the height of his existing garage from the current 9.75' to 18'.

The lot is a narrow rectangle and the main dwelling and accessory garage on the lot are fully attached. The garage opens to a public alley 14.17' wide and is set back 10.02' from the centerline. There is no work proposed on the main dwelling.

Mr. Peters would like to restore his garage to the historic two-story carriage house that was most likely present when the house was originally built. There is precedence on the block to indicate that the structure was originally two stories. The lot bordering Mr. Peters to the south was granted relief from the height limitation when it's roof fell in and now is a 18', two-story, brick carriage house, sitting on the edge of the property line/alley line.

Mr. Peters would like to use the carriage house for parking on the alley level and have an artist workshop on the upper level for his personal use. The main dwelling is not large enough to incorporate artist space and it is financially infeasible and practically impossible to add onto the existing house to create the needed space due to the size and dimensions of the lot.

The existing accessory structure is set back from the centerline of the public alley by 10.02'. Mr. Peters proposes keeping the same footprint of the existing structure, which is just shy of the required 12' setback. However, the building line for all the other garages along the alley including the ones to each side of the existing garage are only set back 7.08' from the alley centerline.

Under Zoning Chapter 11, section 223, an enlarged accessory structure that does not comply with 2500.4 is permitted by a special exception if approved by the Board of Zoning Adjustment under 3104 due to the following.

Addressing 223.2: The added story and height will not adversely affect the use and enjoyment by any of the abutting neighbors. The rebuilt structure will be visually much more appealing than what is currently there, from the alley perspective and from the rear view perspective of the neighbors. Both abutting neighbors have signed letters that indicate they have seen the plans and have no objection.

Specifically, (a) the light and air for the neighboring properties will not be unduly affected. The height of the addition will match the existing carriage house to the south and be lower than the existing two story carriage house 3 lots north. 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 accessory structure (shared party-wall property lines). (c) the carriage house will conform to the character, scale and pattern of the historic carriage houses typical of Capitol Hill.

The carriage house will not be visible from the street. It will have a wood siding material, either painted or stained, or hardiplank 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.

The property is located in the Capitol Hill Historic District and is subject to review and approval by Historic Preservation Review Board. The Historic Preservation Office has given preliminary support for the project and will work closely together moving forward if relief is granted.

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