

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: February 20, 2015
SUBJECT: BZA Case 18937, 1401 South Carolina Avenue, S.E.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 403.2, Lot Occupancy (60 percent permitted, 76 percent proposed);
- § 404.1, Rear Yard (20 feet required; 18 feet provided); and
- § 2001.3, Additions and Enlargements of Nonconforming Structures.

II. LOCATION AND SITE DESCRIPTION

Address	1401 South Carolina Avenue, S.E.
Legal Description	Square 1060, Lot 100
Ward	6B
Lot Characteristics	Corner lot with alley access
Zoning	R-4 – rows houses, flats and conversions
Existing Development	Church, permitted in this zone.
Adjacent Properties	Row houses
Surrounding Neighborhood Character	Moderate density residential, including row houses, flats and small apartment buildings

III. APPLICATION IN BRIEF

Proposal	Convert and expand a church building into a flat. Building height would be increased, converting the two-story church into a three-story plus basement residential building, with each of the two proposed units occupying two floors. New entrances with porches would be added for direct access into the units, one facing 14th Street and the other South Carolina Avenue. The existing basement level occupies a larger footprint than the remainder of the building. Covered rear porches or decks would be constructed atop this portion of the basement, creating outdoor space for each of the upper three levels. One off-street parking space would be added in the rear yard, directly accessible from the public alley.
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IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-4 Zone	Regulation	Existing	Proposed	Relief
Height § 400	40-foot max.	26.2 feet	38.6 feet	None required
Lot Width § 401	18-foot min.	21.3 feet	21.3 feet	None required
Lot Area § 401	1,800-square foot min.	1,653 square feet	1,653 square feet	None required
Floor Area Ratio § 402	None prescribed	--	--	None required
Lot Occupancy § 403	60% max.	76%	76%	Required
Rear Yard § 404	20-foot min.	18 feet	18 feet	Required
Off-Street Parking § 2101	One space	None	One	None required

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 403, Lot Occupancy and § 404, Rear Yard

i. Exceptional Situation Resulting in a Practical Difficulty

The applicant proposes to adapt an existing purpose-built church building into a flat. The existing footprint is 76 percent with a rear yard of eighteen feet, in excess of the maximum sixty percent lot occupancy permitted for a flat and less than the minimum twenty-foot rear yard required in the R-4 for a flat. The granting of this variance would facilitate the conversion of the building without increasing lot occupancy or decreasing the rear yard, similar to other flats within the neighborhood.

ii. No Substantial Detriment to the Public Good

The increase in lot occupancy would permit the applicant to maintain the same lot occupancy on the upper floors as currently exists on the existing lower floor, and maintain the same rear yard as exists on that lower floor. Neither an increase in lot occupancy nor a decrease in rear yard is proposed.

iii. No Substantial Harm to the Zoning Regulations

The requested relief would permit the applicant to modify the existing structure in order to convert it to a flat, a use permitted as a matter-of-right within the R-4.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VII. COMMUNITY COMMENTS

No comments were received from ANC 6B.

Attachment: Location Map

