

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Karen Thomas, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: April 7, 2015

SUBJECT: BZA Case 18981 - request for special exception relief under § 223 to construct an addition to an existing row dwelling at 333 F Street, S.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223 to allow the addition at 333 F Street SE, accordingly:

- § 403.2, lot occupancy (40% maximum, 70% proposed); and
- § 2001.3, nonconforming structure (due to existing lot occupancy of 53.4%).

II. LOCATION AND SITE DESCRIPTION:

Address:	333 F St NE
Legal Description:	Square 0779, Lot 0161
Ward:	6, 6C
Lot Characteristics:	The rectangular lot is 1,440 square feet in area, with a frontage of 16 feet on F Street. The lot also abuts an east/west, 10 foot public alley located along the rear of the property. The lot tends to be similar in shape and size to the existing pattern of lots which front on F Street within the square.
Zoning:	R-4 – Row dwellings
Existing Development:	Row dwelling, permitted in this zone.
Historic District:	Capitol Hill Historic District
Adjacent Properties:	Adjacent properties are generally row dwellings, with some alley dwellings, in the rear, within the center of the square.
Surrounding Neighborhood Character:	The surrounding neighborhood character is predominantly residential, including single family dwellings, flats, and a few multifamily buildings. The property is located approximately two blocks south of the H Street NE Corridor, two and a half blocks north of Massachusetts Avenue NE., and two blocks east of Union Station.

III. PROJECT DESCRIPTION IN BRIEF

Applicant:	Jennifer Fowler on behalf of Frances Raskin, Owner.
Proposal:	The applicant proposes to remove two additions at the rear of the dwelling, and replace them with one, larger addition measuring 26.41 feet by 16.46 feet. The addition would convert the semi-detached row dwelling into an attached structure and would allow for greater circulation and larger rooms. The existing nonconforming court would continue to exist, leaving the appearance of the front of the dwelling the same, and would continue slightly into the addition, expanding the nonconformity.
Relief Sought:	§223 - Additions to a One-Family Dwellings or Flats §2001.3 – Non conforming structure due to existing lot occupancy of 53.4%.

V. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft. max.	28.1 ft.	28.1 ft.	None required
Lot Width (ft.) § 401	18 ft. min.	16 ft.	16 ft.	Existing nonconforming
Lot Area (sq.ft.) § 401	1,800 sf. min.	1,440 sf.	1,440 sf.	Existing nonconforming
Floor Area Ratio § 401	None prescribed	--	--	None required
Lot Occupancy § 403	40% max.	53.4%	70%	Required
Rear Yard (ft.) § 404	20 ft. min.	41.9 ft.	27 ft.	None required
Side Yard (ft.) § 405	8 ft. min.	None	None	None required
Court § 406	6 ft. min.	3.9 ft.	None	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.*

Attached row dwellings are a permitted use in this District. The applicant is requesting special exception relief under § 223 from the requirements of: § 403.2, lot occupancy; and § 2001.3, nonconforming structure (due to existing lot occupancy). The applicant proposes to construct a 544.3 square foot addition to the rear of the existing dwelling, which absorb an existing nonconforming court into the addition and increase the lot occupancy to 70%.

¹ Information provided by applicant.

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 two story addition would not be any taller than the current height of the dwelling, and the removal of the existing court would not impact any windows to the east at 335 F Street NE. Similarly, no windows are proposed on the west elevation that may impact the neighbor at 331 F St. NE. The proposed addition is not anticipated to affect the light and air available to neighboring properties, as the addition would conform to the required rear yard setback.

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

The privacy and use and enjoyment of the neighboring properties should not be unduly compromised. While the proposed addition would extend 14.9 feet beyond the adjacent dwellings, no windows are proposed on either elevation of the proposed addition and a privacy fence along both property lines would remain to maintain the existing privacy among neighboring properties.

- (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 front of the dwelling would not be modified with this proposal, and would not change the character of F Street. While the addition may be slightly visible through the rear yard of 337 F Street and the side yard of 536 4th Street, it would be the same height as the existing dwelling and would not be an imposing structure along the street frontage. The addition should not be immediately visible from any alley dwelling due to the orientation of the lots in the alley, which are aligned east to west, (with west facing frontages) parallel to the 10-foot wide alley, while the subject lot is aligned perpendicular to 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 70%, which is permitted in the R-4 District with the approval of a special exception.

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 an attached row 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 April 1, 2015, ANC 6C voted to recommend approval of the proposed addition and requested relief.

The abutting property owners at 331 F Street NE and 335 F Street NE provided written letters in support of the applicant's proposed addition. The letters will be submitted to the record.

Attachment: Location Map

Location Map

