

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: May 5, 2015

SUBJECT: BZA Case 18996 – 3401 Macomb Street, NW

I. RECOMMENDATION

With regards to this proposal to build an addition to an existing house, the Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 405, Side Yard (8' required, 3'1" existing and proposed);
- § 2001.3, Additions to Non-conforming Structures (Must not extend an existing non-conformity; Extends non-conforming side yard).

II. LOCATION AND SITE DESCRIPTION

Address	3401 Macomb Street, NW
Legal Description	Square 2078, Lot 41
Ward and ANC	3, 3C
Lot Characteristics	Rectangular lot – 49'10" x 134'; Lot slopes down from street to the rear yard; No alley access – curb cut on 34 th Street
Zoning	R-1-B – Single family detached units
Existing Development	Three-story single family residence
Historic District	Cleveland Park Historic District
Adjacent Properties	Single family residential
Surrounding Neighborhood Character	Mostly single family residential; Some institutional, including the National Cathedral grounds two blocks to the south

III. PROJECT IN BRIEF

Applicant	Macomb Street Trust
Proposal	Renovate and slightly expand a single family residence
Requested Relief	§223 - Additions to a One-Family Dwellings or Flats



IV. ZONING REQUIREMENTS

R-1-B	Existing	Requirement	Proposed	Relief
Lot Area (§ 401)	6,678 sf	5,000 sf	No change	Conforming
Lot Width (§ 401)	49'10"	50'	No change	Existing Nonconforming
Lot Occupancy (§ 403)	29%	40%	36%	Conforming
Rear Yard (§ 404)	72.3'	25'	50.8'	Conforming
Side Yard (§ 405)	3'1" (north side)	8'	3'1" (north side)	Requested
§ 2001.3	Non-conforming for side yard	Must not extend existing non-conformity	Extends non- conforming side yard	Required

V. 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.

The applicant proposes to renovate the interior and make a small addition at the rear corner of the structure. In order to build as proposed, the application requests special exception relief under § 223 from the requirements of § 405, Side Yard. Relief would also be required from § 2001.3, Additions to Nonconforming Structures.

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;*

Light and air available to neighboring properties would not be unduly affected. The proposed addition is small so the effective bulk of the building would not be increased, and there would be no noticeable increase in shadow created by the addition. The flow of air to neighboring properties would not be impacted.

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

The addition should not unduly impact the privacy of the property to the west. While there are windows on the addition, there are no more windows than would otherwise be present if the addition were not constructed.

(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 construction of the addition would not alter the character of the street. The addition may be visible from Macomb Street, but would be in keeping with the character and scale of the existing house.

(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 submitted elevations, floor plans and photographs that illustrate the proposed addition and its surroundings.

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.*

With the proposed addition the lot occupancy would be 36%.

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.*

OP recommends no special treatments or conditions.

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

The applicant does not propose to introduce a nonconforming use.

VI. HISTORIC PRESERVATION

The subject site is located in the Cleveland Park Historic District. Historic Preservation Office staff have no objection to the proposed addition.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

OP is not aware of comments from any other District agency.

VIII. COMMUNITY COMMENTS

As of this writing OP has not received any comments from the community.