

Statement Explaining How Application Meets the Specific Tests

2901 King Pl, NE Washington, Single Family Detached, Zone R-1-B

Accessory Apartment Zoning Provisions and Relief Requested Under 202.10

Regulations/Provision Under §202.10		Existing	Proposed	Relief Requested?	Comments
<i>a</i>	Lot shall have a minimum lot area of 5,000 sq. ft.	9,349 sf	9,349 sf	No	Lot is in R-1-B and has an area of 9,340 sf and complies with this provision.
<i>b</i>	House shall have at least 2,000 square feet of gross floor area exclusive of garage space.	2,946 sf	3,360 sf	No	The house has an existing gross floor area of 2,946 sf and complies with the provision.
<i>c</i>	The unit may not occupy more than 25% of the gross floor area of the house (< 841 sf)	19% (546 sf)	27% (906 sf)	Yes	The accessory apartment will include the basement and garage and will be 906 sf; adding the garage to the square footage of the house pushes the gross floor area up from 2,946 sf to 3,360 sf. The accessory apartment will go from 19% to 27% of the gross living area of the house. The applicant requests a waiver of the 25% GFA standard because the gross living area of the house will go from 19% to 27%.
<i>d</i>	The new apartment may be created only through internal conversion of the house, without any additional lot occupancy or gross floor area; garage space may not be converted.	See comment	See comment	Yes	The accessory apartment sits below the existing structure and will include the basement and adjoined garage. <i>The applicant requests a waiver of this standard because the proposed apartment will include the garage area.</i>
<i>e</i>	If an additional entrance to the house is created, it shall not be located on a wall of the house that faces a street;	N/A	N/A	No	No additional entrance to the house will be created.
<i>f</i>	Either the principal dwelling or accessory apartment unit must be owner occupied.	N/A	N/A	No	The dwelling will continue to be owner occupied
<i>g</i>	The aggregate number of persons that may occupy the house, including	N/A	N/A	No	The principal dwelling currently has 5 bedrooms. The applicant and his family plan on dwelling in the basement which will have

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	the principal dwelling and the accessory apartment combined, shall not exceed six (6)				2 bedrooms, while renting the principal dwelling.
<i>h</i>	An accessory apartment may not be added where a home occupation is already located on the premises	N/A	N/A	No	No home occupation is presently located on the premises.
<i>I</i>	The Board may modify or waive not more than two (2) of the requirements specified in paragraphs (a) through (h) of this subsection; provided, that the following occurs:	N/A	N/A	No	Waivers have been requested for only two requirements - c and d.
<i>A</i>	(1) The owner-occupancy requirement of paragraph (f) shall not be waived;	N/A	N/A	No	No waiver has been requested for this requirement.
<i>B</i>	(2) Any modification(s) approved shall not conflict with the intent of this section to maintain a single-family residential appearance and character in the R-1, R-2, and R-3 Districts;	N/A	N/A	No	No modification conflict with the intent of this section as the footprint of the dwelling will not change.
<i>C</i>	(3) Any request to modify more than two (2) of the requirements of this subsection shall be deemed a request for a use variance. Only one zoning provision would be modified under this proposal.	N/A	N/A	No	Only two requirements have been requested

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