

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Elisa Vitale, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: July 21, 2015

SUBJECT: BZA Case 19028 - expedited request pursuant to DCMR 11 § 3118 for special exception relief under § 223 to install a shed at an existing single-family dwelling at 3250 15th Place SE.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 403, lot occupancy (40% maximum lot occupancy permitted, 44.1% lot occupancy proposed).

II. LOCATION AND SITE DESCRIPTION

Address:	3250 15 th Place SE
Legal Description:	Square 5890, Lot 203
Ward/ANC:	8/8B
Lot Characteristics:	Rectangular lot that is bounded by 15 th Place SE to the west, residential lots that are improved with single-family row dwellings to the north and south, and an improved 20-foot wide public alley to the east.
Zoning:	R-5-A – single-family and multi-family row houses and low-rise apartments.
Existing Development:	Single-family row dwelling with one off-street parking space, permitted in this zone. The subject property is within the Frederick Douglass/Stanton “Henson Ridge” Hope VI Revitalization PUD, which was approved in 2001 (ZC Order No. 942-A).
Adjacent Properties:	Predominantly single-family residential row dwellings.

III. PROJECT DESCRIPTION IN BRIEF

The Applicant is proposing to construct an eight-foot (8 ft.) by ten-foot (10 ft.) shed in the rear yard.

IV. ZONING REQUIREMENTS

R-5-A Zone	Regulation	Existing	Proposed ¹	Relief
Height (ft.) § 2500.4	15 ft. max. 1 story	N/A	< 15 ft. 1 story	None required
Lot Width (ft.) § 401	N/A	20 ft.	20 ft.	None required
Lot Area (sq.ft.) § 401	N/A	1,730 sq. ft.	1,730 sq. ft.	None required
Lot Occupancy § 403	40% max.	39.5%	44.1%	4.1%

V. 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.*

Single-family dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of §403 to exceed the maximum permitted lot occupancy to allow for the installation of a shed in the rear yard.

223.2 *The addition or accessory structure shall not have a substantially adverse affect 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 Applicant is proposing to install a one-story shed in the rear yard that would not exceed 15 feet in height. As such, the light and air available to neighboring properties should not be unduly affected.

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

The proposed shed features a small window; however, the rear yard of the subject property is surrounded by a privacy fence and the use and enjoyment of neighboring properties should not be unduly compromised.

(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 Applicant is proposed to install a shed that is clad in white vinyl, which is consistent with the character of the surrounding community. Furthermore, the rear yard is enclosed by a privacy fence, which would limit the visibility of the shed from the alley.

¹ Information provided by applicant, see Exhibit 4.

- (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 provided sufficient information, including plans, photographs, and elevations, to demonstrate compliance with paragraphs (a), (b) and (c) of this subsection.

- 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 would not exceed seventy percent (70%).

- 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 shed should be placed in the rear yard so that it does not obstruct the existing off-street parking space.

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

If granted, the relief requested would not permit the introduction or expansion of a nonconforming use.

VI. COMMENTS FROM OTHER DISTRICT AGENCIES

The District Department of Transportation (DDOT), in a letter dated June 26, 2015, stated that it had no objection to the approval of the requested special exception (Exhibit 12).

VII. COMMUNITY COMMENTS

ANC 8B had not provided comments on the subject application at the time this report was written.

Attachments:

1. Location map

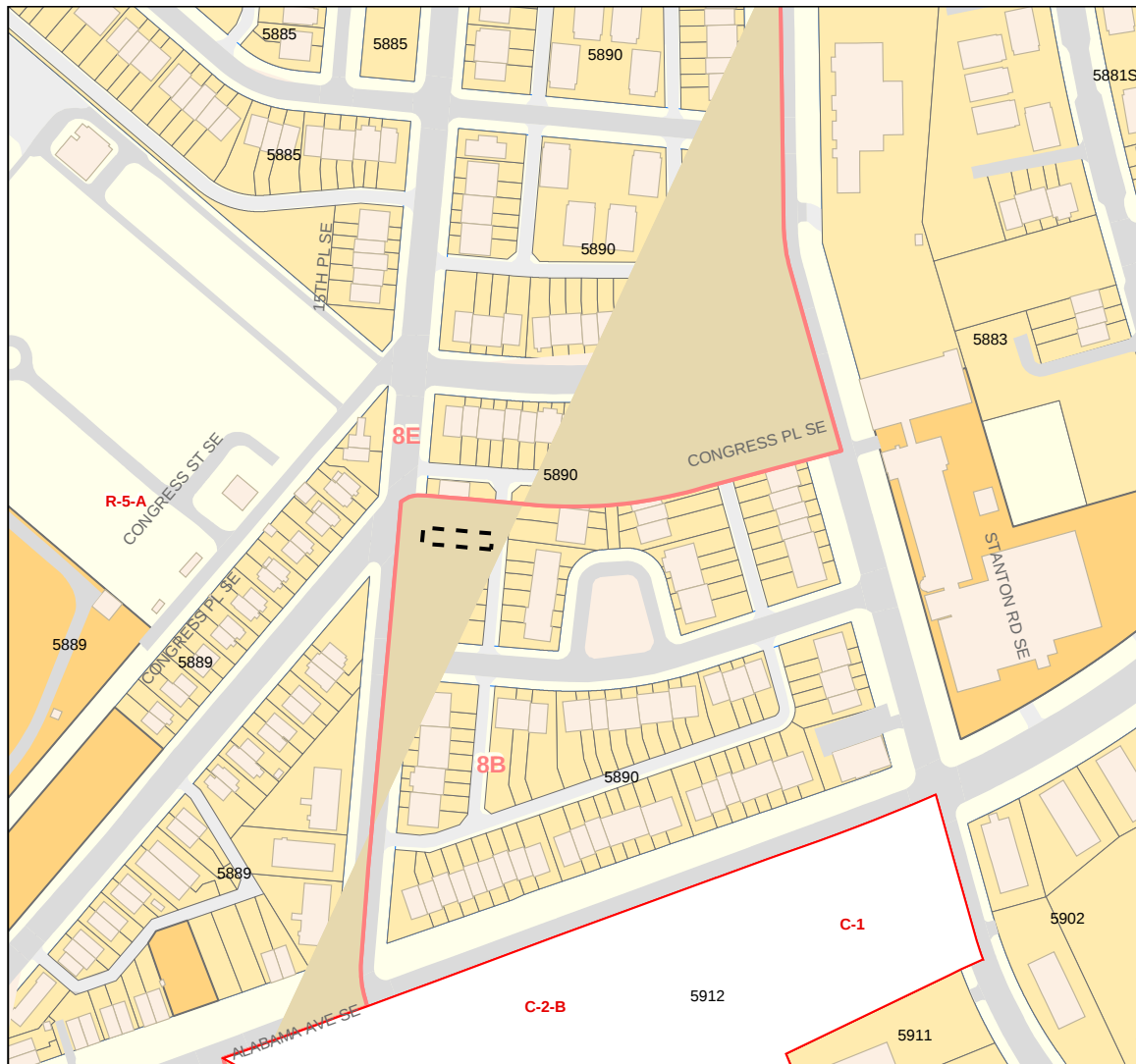


Figure 1: Location Map