

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: July 7, 2015
SUBJECT: BZA Case 19040, 6002 Clay Street, N.E.

I. OFFICE OF PLANNING RECOMMENDATION

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

- § 401, Lot Area (4,000 square feet required, 2,625 square feet proposed);
- § 401, Lot Width (40 feet required, 25 feet proposed); and
- § 405, Side Yard (8 feet required, 3 feet proposed).

II. LOCATION AND SITE DESCRIPTION

Address	6002 Clay Street, N.E.
Legal Description	Square 5266, Lot 11
Ward	7C
Lot Characteristics	Rectangular lot with rear alley access
Zoning	R-2: detached and semi-detached one-family dwellings.
Existing Development	Vacant lot
Adjacent Properties	One-family attached, detached and semi-detached dwellings
Surrounding Neighborhood Character	Low density residential

III. APPLICATION IN BRIEF

The applicant proposes to construct a two-story one-family detached dwelling on a vacant lot with one off-street parking space accessible from the rear alley.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-2 Zone	Regulation	Existing	Proposed	Relief
Height § 400	40-foot max.	--	21.5 feet	None required
Lot Width § 401	40-foot min.	25 feet	25 feet	Requested
Lot Area § 401	4,000 SF min.	2,625 SF	2,625 SF	Requested
Floor Area Ratio § 402	None prescribed	--	--	None required
Lot Occupancy § 403	40% max.	--	29%	None required
Rear Yard § 404	20-foot min.	--	20 feet	None required
Side Yard § 405	8-foot min.	--	3 feet	Required

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 401, Lot Area and Lot Width

i. Exceptional Situation Resulting in a Practical Difficulty

The subject property is a legal lot and the lots on either side are fully developed. As the lots on either side are fully developed it is not possible to increase the size or width of the subject property.

ii. No Substantial Detriment to the Public Good

The granting of the requested relief would allow for the development of the subject property with a one-family dwelling, and eliminate a vacant lot from this block of Clay Street.

iii. No Substantial Harm to the Zoning Regulations

The granting of the requested area variance to lot area and lot width would allow for the development of the subject property with a one-family detached dwelling, a use permitted as a matter-of-right within the R-2 zone.

b. Variance Relief from § 405, Side Yard

i. Exceptional Situation Resulting in a Practical Difficulty

The subject property has a twenty-five foot width. If two eight-foot wide side yards were provided, a house no more than nine feet wide could be constructed, which would be a practical difficulty.

ii. No Substantial Detriment to the Public Good

Provision of three-foot wide side yards would allow sufficient space for maintenance of the side yards and the exterior of the building.

iii. No Substantial Harm to the Zoning Regulations

The granting of the requested variance to side yards would allow the applicant to develop the subject property with a one-family dwelling, a use permitted as a matter-of-right.

The District Department of Transportation, in a memorandum dated June 26, 2015, had no objection to the application.

VII. COMMUNITY COMMENTS

Attachment: Location Map

