

# **STATEMENT OF EXPLANATIONS AND REASONS**

**SUPPORTING AN APPLICATION  
TO THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA**

## **FOR AN AREA VARIENCE**

**PERSUANT TO 11 DCMR §3103.2, A VARIENCE  
FROM MINIMUM LOT AREA, LOT WIDTH, SIDE YARD  
UNDER SECTION 401, 405**

**4275 6<sup>th</sup> ST SE**

**(SQ. 6207 LOT 48)**

**BZA CASE NO.**

APPLICANT’S STATEMENT

This vacant lot size is 33’X80’ average at 4275 6<sup>th</sup> ST SE in R-5-A Zoning District and it does not meet the criteria to build a house as a matter of right. Therefore,we need BZA VARIENCE FROM MINIMUM LOT AREA, LOT WIDTH, SIDE YARD UNDER SECTION 401 and 405 in order to build a single family house.

PROJECT DESCRIPTION

This brick front single family house will have foot print of 779 SFT with two floors including 3 bedrooms, 2 ½ bathrooms, Kitchen with separate dinning space, living room and family room.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in Congress Heights neighborhood between Chesapeake ST and 4<sup>th</sup> ST SE, and near major roads of South Capitol ST, Southern Ave SE. It is supported by an adequate number of educational facilities, such as Hendley Elementary school, Hart Middle School and Ballou high School.

ZONING

The site is currently in R-5-A zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R-2 zone and the proposed development.

- 1. The property is zoned R-5-A with lot area of 2800 SFT and lot width of 33’.

Zone R-2

|                    | Lot Area  | Lot Width | Lot Occupancy | Front Yard | Rear Yard | Side Yard | Building Height | Parking Space |
|--------------------|-----------|-----------|---------------|------------|-----------|-----------|-----------------|---------------|
| Zoning Requirement | 4,000 sf. | 40 ft.    | 40%           | 0          | 20 ft.    | 8 ft.     | 40 ft.          | 1 space       |
| Provided           | 2,800 sf  | 33 ft     | 27.60%        | 20ft       | 20’       | 7 ft      | 21’-6”          | 1             |

ANALYSIS

The proposal construction of a single family detached structure on the subject lot will be non conforming because the lot is smaller than the minimum lot area and width permitted in the R-5-A District, and do not meet all the Zoning requirements.

Section 401.3 - Lot Area

The minimum Lot area permitted in the R-5-A zone is 4,000 square feet. The subject lot is only 2,800 square feet. Therefore the lot requires a variance of 1200 square feet of the requirement.

#### Section 401.3 - Lot Width

The minimum lot width required in the R-5-A zone is 40 feet. The subject property has a lot width of only 33 feet. Therefore the lot requires a variance of 7 ft of the requirement.

#### Section 405.9 - Side Yard

The minimum side yard required in the R-5-A zone is 8 feet. The proposed structure would be 19 feet in width, which would leave only 14 feet available for side yard set back. Therefore, the applicant would provide side yards of only 7 feet and need relief of 1 foot for both side yards.

### ANALYSIS

*The property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.*

The subject property is unique and in exceptional situation because adjacent properties are already developed and in separate ownerships, so there is no opportunity to combine lots to create a conforming lot.

*By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.*

Because of these unique and exceptional situation we have a practical difficulty to build a house. Without BZA relief the property would be incapable of being developed.

*The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.*

Variance to build proposed two-story structure would not limit the light and air to adjacent properties or to other dwellings in the neighborhood. We will also provide one car garage at the rear of the proposed structure and thus will not be any burden of street parking.

## CONCLUSION

The proposal will contribute to the continued improvement of Deanwood area by developing one of the many vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Variances for the lot area and the lot width will not have a negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area.

Respectfully submitted,

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