

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: November 17, 2015

SUBJECT: BZA Case 19066 – 1100 Euclid Street, NW

I. RECOMMENDATION

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

- § 403, Lot Occupancy (40% maximum, 34% existing, 48% proposed);
- § 404, Rear Yard (20' required, ~29' existing, 0' provided).

II. BACKGROUND

This application was originally submitted as a variance, with a third unit proposed as a matter of right in the area of the new addition to the house. Now the proposal for the third unit has been withdrawn, and the addition, although unchanged in size, can proceed as a § 223 Special Exception, which is available to single family dwellings or flats.

III. LOCATION AND SITE DESCRIPTION

Address	1100 Euclid Street, NW
Legal Description	Square 2865, Lot 115
Zoning	R-4, moderate density rowhouses; flats permitted as a matter-of-right
Ward and ANC	1, 1B
Historic District	None
Lot Characteristics and Existing Development	The property is a rectangular rowhouse lot, 25'9" x 121', and sits at the southwest corner of 11 th and Euclid Streets, NW. Because it has a side yard on the 11 th Street side, the structure is considered semi-detached. The existing semi-detached rowhouse structure has two stories and a cellar, and a third floor has been approved as a matter-of-right. The property slopes down from the location of the house to 11 th Street, and the existing garage, which is mostly below grade, is accessed from 11 th Street. There is no alley abutting the property.
Adjacent Properties and Neighborhood Character	Mostly rowhouses with some small apartment buildings nearby. Two schools nearby – one a block to the south and one across 11 th Street to the southeast.

IV. PROJECT DESCRIPTION IN BRIEF

Applicant	Gabriel and Stephanie Klein, homeowners
Proposal	Construct an addition at the rear of an existing flat, above the existing garage
Additional Project Background	While the addition would appear to be a separate structure, the Zoning Administrator has determined that, because of the connections between the buildings, the new construction would actually be an addition to the existing house and not an accessory structure. It is also important to note that the existing garage does not count toward lot occupancy, as it is mostly below grade.
Requested Relief	§223 - Additions to a One-Family Dwellings or Flats



V. ZONING REQUIREMENTS

Item	Requirement	Existing / Approved	Proposed	Relief
§ 400 Height	40', 3 stories	37', 3 stories*	No change to total height; greater height over garage	Conforming
§ 401 Lot Area	1,800 sf	3,098 sf	No change	Conforming
§ 401 Lot Width	18'	25'9"	No change	Conforming
§ 403 Lot Occupancy	40%	34% (1,054 sf)	48% (1,497 sf)	Requested
§ 404 Rear Yard	20'	~29'	0'	Requested
§ 405 Side Yard	8' required on detached side	8'	No change	Conforming

* The third floor addition was approved as a matter-of-right pursuant to the previous R-4 regulations, which allowed a height of up to 40'.

VI. 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 existing use of a flat would be maintained. The applicant proposes to construct an addition over the existing garage, and in order to build as proposed, requests special exception relief under § 223 from the requirements of § 403, Lot Occupancy, and § 404, Rear Yard.

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 should not be unduly affected. The proposed addition would add to the height of the garage, beyond the height of the existing privacy fence on top of the garage. The addition would create additional shadow on the property to the west, but that level of impact was deemed acceptable by that property owner as evidenced by a letter of

support submitted at Exhibit 15. The addition would also abut a portion of the front porch on the property to the south, but the existing garage and privacy fence approximate the same amount of impact in terms of light and air.

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

The addition would have windows facing the main portion of the subject house and 11th Street. No windows would face the property to the west. At the level of the roof deck the design proposes a green screen that would obscure views to adjacent properties. Therefore the privacy of adjacent properties should not be unduly impacted.

- (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***

OP provided feedback to the applicant about the design in an attempt to give the addition over the garage a look somewhat more compatible with the existing character of 11th Street. Many homes on this block of 11th Street have a front porch, and the addition of a balcony would give the addition more of a residential feel. The side window, in a vertical orientation, is more traditional in appearance than the long horizontal window that was originally proposed. The design, therefore, while modern, would be residential in nature, and not wholly out of character with existing development on 11th Street.

- (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 48%.

- 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.

VII. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT has previously submitted comments into the record. OP is aware of no other comments from District agencies.

VIII. COMMUNITY COMMENTS

As of this writing OP has not received any comments from the community. A number of community comments have been submitted to the record.