

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**Application of Gregg Solomon and Sarah Helmstadter (the "Applicant")
4334 P Street, N.W.; Square 1324, Lot 44 (the "Property")**

Applicant's Statement

I. Introduction

The Property located at 4334 P Street, N.W. in an R-1-B Zoning District is the subject of this Application for Special Exception. This property contains an existing two-story detached single family dwelling with basement. The Property is located in the Foxhall Historic District.

The Property is located on the south side of P Street, N.W. and is one of only two lots which front on P Street, N.W. in this dead-end block between 44th Street, N.W. and Glover Archbold Park. The lot slopes downward a full story from the front (at the north end of the lot) to the rear (at the south end of the lot) and therefore the basement floor is at grade at the rear portions of the house. There is a shared private driveway with the property to the west, 4350 P Street, N.W.; a full-size parking space exists along the west side of the house. At the rear of the first and second floor levels, there is an existing sun room at each level. The property is bounded by P Street, N.W. on the north side, a residential property (4350 P Street, N.W./Lot 43) on the west side and by Glover Archbold Park on the east side. The rear of the lot is pie-shaped and terminates in a point.

It is proposed to construct a one-story screened porch addition at the first floor level of this dwelling. The proposed screened porch would be elevated a full story above grade, would provide full headroom below the structure, and would allow full pedestrian circulation below the porch structure.

The special exception relief pursuant to 11 DCMR § 3104.1 and Section 223 is requested because:

- 1) the proposed rear porch side yard of 0.7 feet on the east side does not meet the minimum side yard of eight feet as required by Subsection 405.9 of the Zoning Regulations; and
- 2) the 4,438 square-foot area of the existing lot is less than the minimum lot area of 5,000 square as required by Subsection 401.3 of the Zoning regulations.

II. Burden of Proof

Section 3104.1 of the Zoning Regulations authorizes the Board of Zoning Adjustment ("BZA") to grant special exception relief where, in the judgment of the BZA, those special exceptions will be in harmony with the general purpose and intent of the Zoning regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning regulations and Maps, subject in each case to the special conditions specified in Title 11 DCMR.

A. How the Proposed Special Exception Will Be Consistent with the General Intent and Purpose of the Zoning regulations and Map

The proposed special exception for the front porch will be consistent with the general intent and purpose of the Zoning Regulations and Map. The subject space is located within an R-1-B Zoning District. The existing and proposed use of this property is a detached single-family dwelling. The proposed construction of the rear screened porch supports the general provisions of the R-1-B District including those of subsection 200.2 to promote a suitable environment for family life. There is an R-4 Zoning District on the north side of P Street, N.W., which allows for higher density than the R-1-B District.

The proposed screened porch is a 19'-0" wide by 13'-0" deep one-story porch which is proposed to be added at the first floor level at the rear of the existing house. The porch is proposed to be constructed of wood, featuring stained red cedar trim. A new wood landing and stairs down from the porch to the rear yard below is proposed along the west side of the porch, in order to allow access to the rear yard for family use. The required rear yard of twenty-five feet shall be provided, and a required side yard of eight feet shall be provided at the west side of the porch. The stairs down to grade are permitted per Subsection 2503.4. The proposed porch does not increase the parking requirement and does not increase the habitable area of the dwelling. When the porch would be completed, the total lot coverage would be 29.5%, far less than the maximum lot coverage allowed of 40.0%.

B. How Allowing the Use Will Not Adversely Affect the Use of the Neighboring Property

The neighboring property of 4350 P Street, N.W. on the west side of "The Property" is a detached single-family dwelling with an existing one-story rear screened porch, very similar in size, scale, and character to the proposed porch in this application. There is a letter of support for this subject application from the owner of 4350 P Street, N.W. In fact, the neighboring property at 4350 P Street, N.W. is the only adjoining residential lot to 4334 P Street, N.W. The east side of "The Property" is enhanced by the heavily wooded Archbold Glover Park. The side yard zoning relief sought by this application is on the east side of the proposed porch facing the park; therefore the proximity to the east lot line does not affect any residential property. Furthermore, there is little if any visual delineation between "The Property" and the park.

The porch addition shall not unduly affect the light and air available to neighboring properties. The proposed porch is one story in height, has large screened areas on three sides, and has a railing with stained cedar balusters for personal safety per DC Building Code. The proposed porch addition does not directly block views, light and air from windows on the east wall of the neighboring existing house at 4350 P Street, N.W. There is no other adjoining residential property. The privacy and use and enjoyment of neighboring properties shall not be unduly compromised. There is only one adjoining house (to the west) and there is heavy vegetation to the south and east around this property.

The rear porch addition, along with the original dwelling, as viewed from P Street, N.W., shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage. The proposed porch at the rear is not visible from the P Street, N.W. public right-of-way. The configuration, location, scale, and character of the proposed porch is consistent with the built precedent in the rear yards in this neighborhood, consisting of a wide variety of decks and porches.

The proposed porch will not adversely contribute to traffic conditions, will not create noisy conditions, and will have adequate lighting fixtures for providing safe passage in dark conditions. The lighting fixture selection will place a premium on non-glare non-light polluting qualities.

111. Efforts to Contact the ANC, Office of Planning and other groups and individuals

We, the owners of 4334 P Street, N.W., pledge to contact ANC 3D, our ANC Commissioner Conrad DeWitte, Jr., the Office of Planning, community and civic groups, and individual adjacent property owners to discuss this application. We also pledge to submit a statement of these efforts to the Board at least fourteen days before the scheduled meeting (or hearing, if applicable).

IV. Summary

We are requesting this special exception relief for the proposed rear porch in order to provide an amenity for our family's home and for reasonable enjoyment of our property. The proposed rear porch does not extend beyond the existing east wall of the existing dwelling. The pie-shaped lot creates an unusual and difficult lot shape for construction of a rear addition. There is no residential neighbor on the east side of the lot, which is the side yard seeking zoning relief. . This porch addition will enhance and contribute to the fabric of our neighborhood, and remain consistent with the general intent and purpose of the Zoning regulations and Map.

7/23/15
Gregg Solomon
Sarah Helmstadter

Gregg Solomon and Sarah Helmstadter
4334 P Street, N.W.