

1010 Irving St NE

Summary of Zoning Relief | 12 August 2015

Owner / Applicant 1010 Irving LLC
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Summary of Relief

In order to accommodate the improvements, the Owner / Applicant seeks a variance in order to subdivide an existing lot into two (2) sub-standard lots. The Board of Zoning Adjustment is authorized to grant a variance from the Minimum Lot Dimensions set forth in Section 401.3

- Lot width of 26.8 ft (30 ft required)

Background

The property is located at 1010 Irving St NE, Lot 7 of Square 3877. It is currently zoned R-2, and is within ANC 5B. The lot is irregularly shaped measuring 37.80' (at the south / adjacent to Irving St NE; 150' (to the east / adjacent to Lot 6), 69.36 (to the north / adjacent to Lots 22, 23) and 153.44' (to the west / adjacent to lot 814 / 813). The lot is 8,037 square feet.

The property is currently un-improved. A raze permit (R1300035) was issued in 6 February 2013 for an existing two-story detached wood frame single-family dwelling.

Improvements

The Applicant seeks to subdivide the lot into two lots of equal width and area. Each lot would then be improved with a semi-detached one-family structure. It should be noted that several of the existing lots to the east and north are also substandard for width and have been improved with semi-detached one-family structures.

Lot Width / Area

Under Section 3103.2, the Board of Zoning Adjustment is permitted to grant relief from section 401.3. The proposed lot configuration will create two lots that do not meet the minimum lot minimum lot width for semi-detached structures in the R-2 district. Therefore, relief is sought from Section 401.3.

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Conclusion

The burden of proof for variances is three-fold, and the Applicant must demonstrate the following:

- 1 Does the property exhibit specific uniqueness with respect to the exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situations or conditions.

Response: The existing lot is exceptionally large (8,037 sf). Subdividing the existing lot into two new lots of equal widths would result in a configuration that meets the minimum lot width. However, this configuration results in lots that are substandard in width by 3.2 feet (approximately 10% of the lot width requirement). The large lot size constitutes an extraordinary and exceptional condition.

- 2 Does the extraordinary or exceptional situation described in the first part of the of variance test impose a practical difficulty with is unnecessarily burdensome to the applicant?

Response: Improving the existing lot with one single-family dwelling is not practical, as the lot would be unnecessarily large (over 2.5 times the minimum lot size required).

- 3 Can the relief be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the Zoning Regulations and Map?

Response: The R-2 zone permits single-family semi-detached dwellings, so the proposed use is in conformance with the Zoning Regulations and Map. Access to on-site parking and trash can be achieved by an existing public alley. The character of the street is a combination of single-family detached and single-family semi-detached homes, therefore the proposed use matches the neighborhood character.