

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Elisa Vitale, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: December 8, 2015

SUBJECT: BZA Case 19147 - expedited request pursuant to DCMR 11 § 3118 for special exception relief under § 223 to construct an addition to an existing one-family dwelling at 3097 Ordway Street, NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 404, lot occupancy (40% maximum permitted, 44% proposed).

II. LOCATION AND SITE DESCRIPTION:

Address:	3097 Ordway Street, NW
Legal Description:	Square 2067, Lot 0121
Ward:	3
Lot Characteristics:	Property is rectangular in shape with 33.25 feet of frontage on Ordway Street, NW. The lot features a building restriction line set 15 feet back from the front property line.
Zoning:	R2 – detached and semi detached single family dwellings.
Existing Development:	Semi-detached one-family dwelling, permitted in this zone.
Historic District:	Cleveland Park Historic District
Adjacent Properties:	Predominantly detached one-family dwellings to the north, west, and south, as well as other semi-detached one-family dwellings to the east.

III. PROJECT DESCRIPTION IN BRIEF

The applicant, Gyan Manu agent on behalf of the owner Symi Rom-Rymer, proposes to construct a one-story rear addition to the existing three-story, semi-detached one-family row dwelling in the R-2 District at 3097 Ordway Street, NW. The existing lot occupancy is 33% and the proposed addition would increase the lot occupancy to 44%, which would exceed the maximum permitted lot occupancy of 40%.

IV. ZONING REQUIREMENTS

R-2 Zone	Regulation	Existing	Proposed ¹	Relief:
Lot Occupancy § 403	40% max.	33%	44%	4%

V. OP 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.

Semi-detached one-family dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of §404.

223.2 The addition or accessory structure shall not have a substantially adverse affect 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;

The proposed addition would replace an existing rear deck. There is an existing face-on-line privacy wall separating the subject property from the adjoining property at 3905 Ordway Street, NW, and the applicant is proposing to replace the wall in-kind. The rear yards of the properties to the north and west are separated from the subject property by a change in grade. Therefore, the proposed addition should not negatively impact the light and air available to the neighboring properties.

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

The privacy of use and enjoyment of neighboring properties should not be unduly compromised. A screen wall would provide separation and privacy between the proposed addition and the adjoining property to the east at 3095 Ordway Street, NW. The adjoining property at 3501 34th Street, NW is separated from the subject property by a slight slope, its driveway and a brick screen wall. The rear yard at 3214 Porter Street, NW and the rear yard of the subject property, provide separation from the proposed addition.

(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

The proposed addition would be located to the rear of the existing dwelling and should not visually intrude on the character, scale and pattern of houses on Ordway Street, NW. Historic Preservation staff approved the proposed addition at the staff level on July 29,

¹ Information provided by applicant.

2015. The proposed addition would feature brick veneer to resemble the existing masonry construction, as well as hardie-panel siding and casement windows.

(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 provided sufficient documentation to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

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.*

The proposed lot occupancy would not exceed 50%.

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.*

No special treatment is recommended.

223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

Should the Board grant the relief requested, it would not permit the introduction or expansion of a nonconforming use.

VI. COMMUNITY COMMENTS

At the time this report was drafted comments had not been received from adjacent neighbors or ANC 3C.



Figure 1: Location Map