

Application of 74 R Street LLC

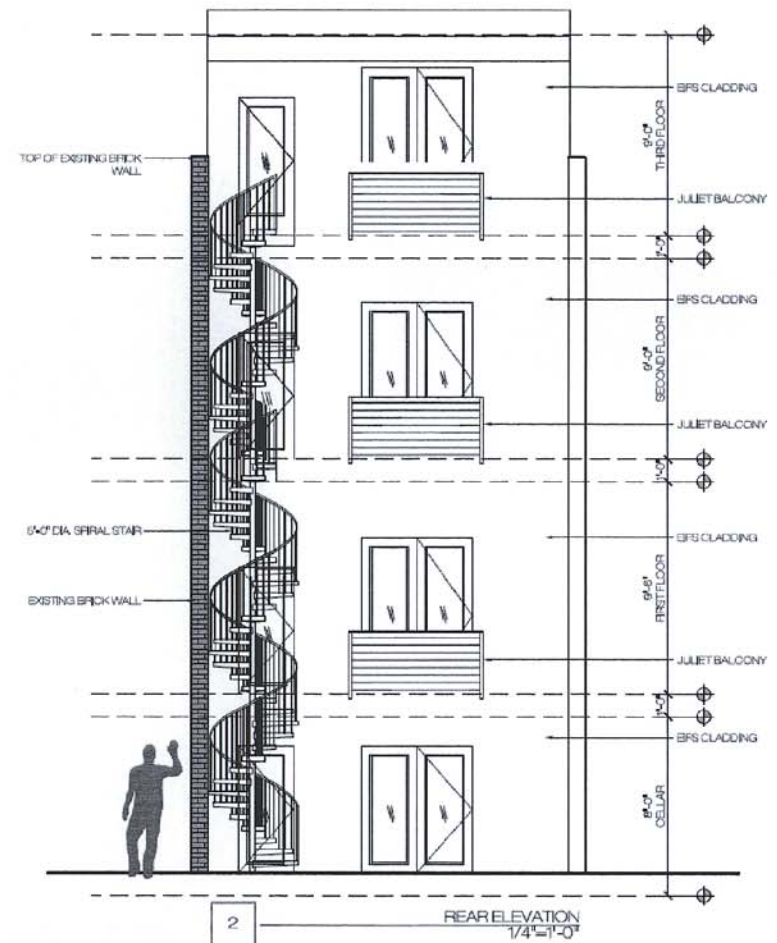
74 R Street, NW

BZA CASE NO. 19539

JULY 26, 2017

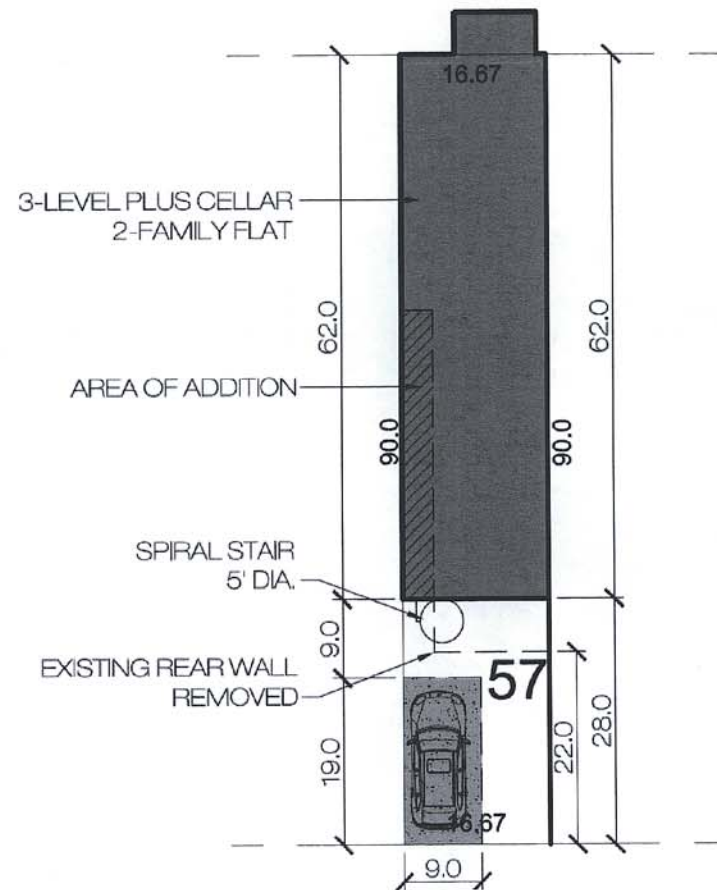
Proposed project

- Applicant is proposing to infill existing court on the west side of the Property
- Convert the property from a single family dwelling to a flat (3 BR per unit)
- Increase the height, only at the rear (matter-of-right)
- Reduce the footprint of the building at the rear



Requested relief

- Variances to allow the Applicant to infill the existing court
- Lot Occupancy E-304
 - Filling in the court and adding the spiral staircase increases the lot occupancy from 66% to 70.17%
 - Actually decreasing footprint at the rear
- Nonconforming Structures C-202.2
 - Existing structure 66% lot occupancy
 - Reducing footprint at the rear, but adding living space by infilling court

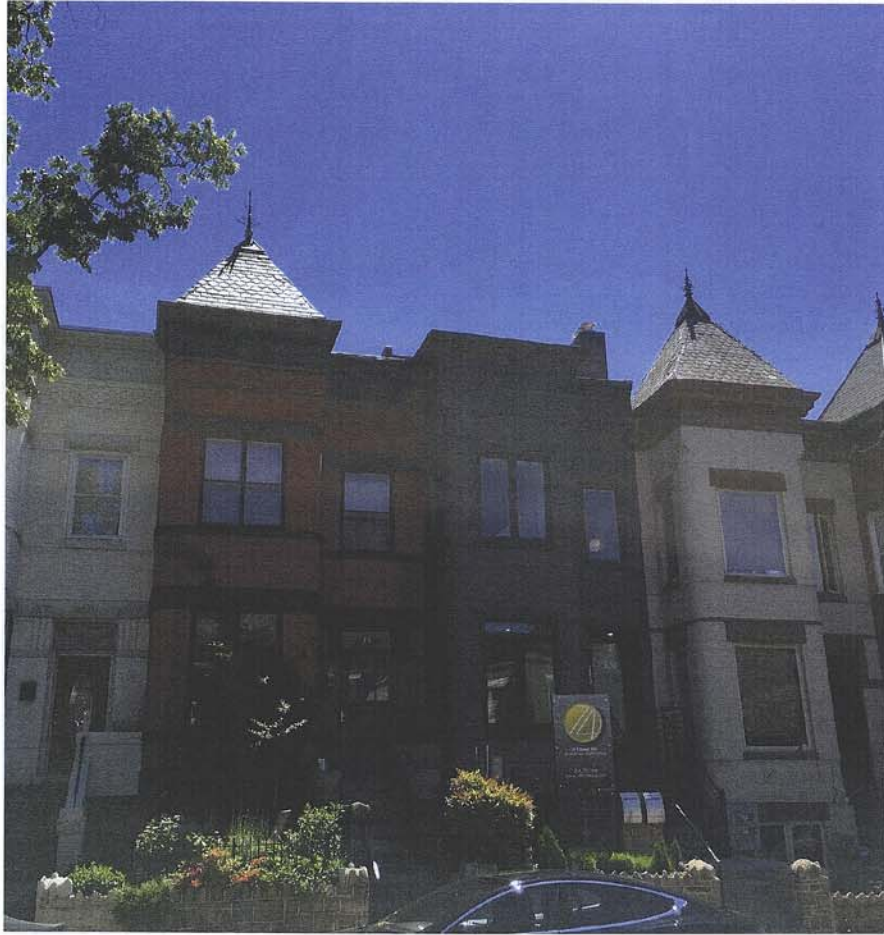


Application Meets the Variance test:
Unique condition which leads to a practical difficulty

- Existing Configuration
 - Currently over lot occupancy
 - Existing non-conforming court on the west side which is encompassed in shadow, too narrow to provide light or air
 - Applicant is reducing footprint at the rear and filling in the court to provide additional living space
 - Large 3 bedroom units
- Size and massing of adjacent buildings
 - The adjacent buildings extend further than subject building, even after proposed project is constructed
 - Providing a matter-of-right project would create a practical difficulty, as there would be inadequate light and air at the rear of the building
 - Without relief, the applicant would be unable to ever improve the property

Unique Situation- Block of R Street





No Substantial Detriment Nor Substantial harm

- No impact on adjacent properties, as the only change in massing is infilling the court and no impact from height
 - BCA supports the project
 - ANC supports the project
 - Support letter from the adjacent neighbor to the west at 76 R Street
 - Only changes to the front of the building are minor cosmetic updates (paint etc.)
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