Application of Jonathan Meyer and Philip Lawrence
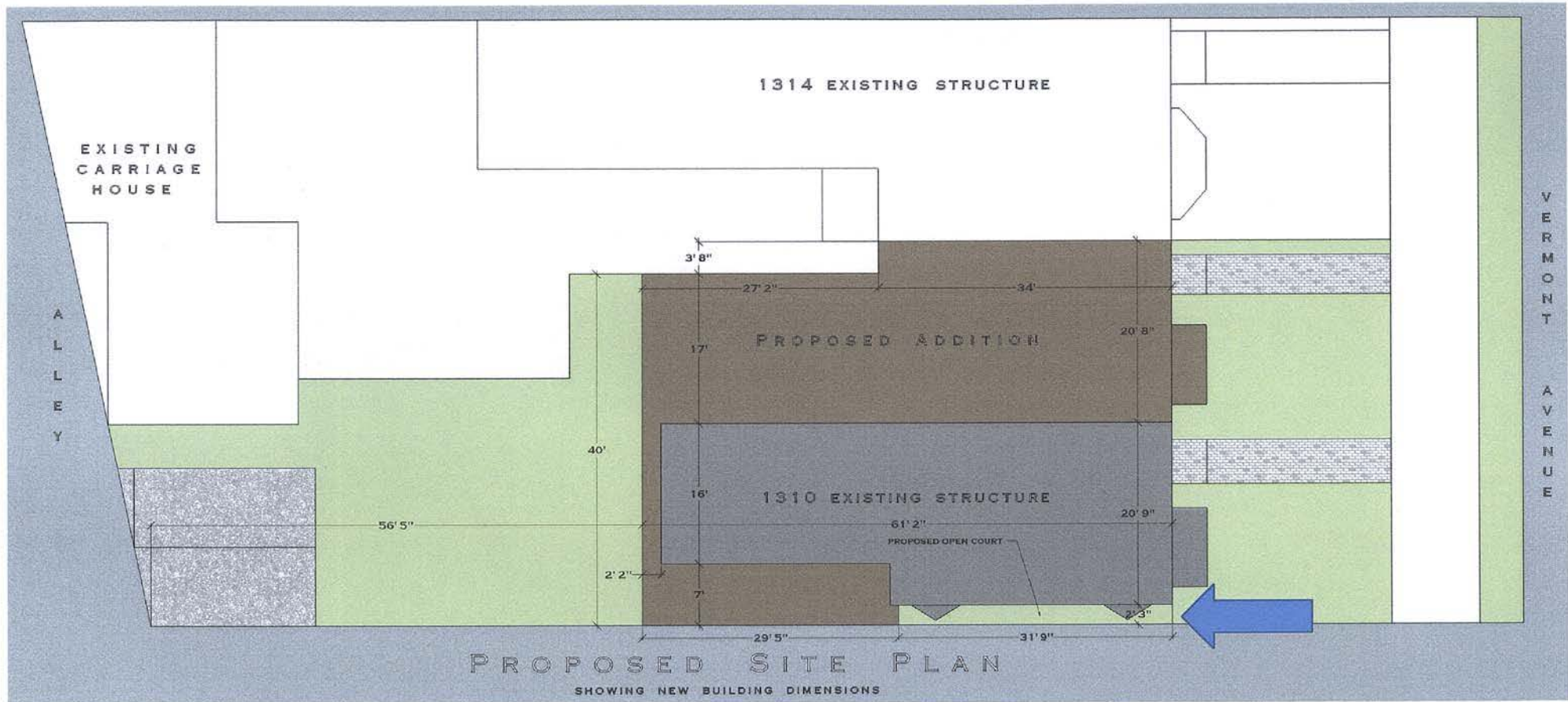
1310-1314 Vermont Avenue, NW

BZA CASE NO. 19608

NOVEMBER 1, 2017

1314 EXISTING STRUCTURE

EXISTING CARRIAGE HOUSE

ALLEY

VERMONT AVENUE

3' 8"

27' 2"   34'

PROPOSED ADDITION

17'   20' 8"

40'

16'   1310 EXISTING STRUCTURE   20' 9"

56' 5"   61' 2"

PROPOSED OPEN COURT

2' 2"

7'   2' 3"

29' 5"   31' 9"

PROPOSED SITE PLAN
SHOWING NEW BUILDING DIMENSIONS

- Proposing to subdivide 1314 Vermont and combine with portion of 1310 Vermont
- Proposed addition to the existing building at 1310 and conversion to nine units

Requested Relief

- Existing nonconforming side yard (2 ft. 3 in.; 8 ft. required) on the south side

- Proposing to enclose a portion that side yard

- Creates a nonconforming court (2 ft. 3 in.; 10 ft. required)

- Error in the regulations where only the RA Zones are not permitted to request SE relief for non-conforming courts

- Accordingly, Applicant is requesting variance relief in order to provide a nonconforming court in lieu of a nonconforming side yard (F-202.1); and for expanding a nonconformity (C-202.2).

Existing
Nonconforming
side yard- will
look no different
as a
nonconforming
court
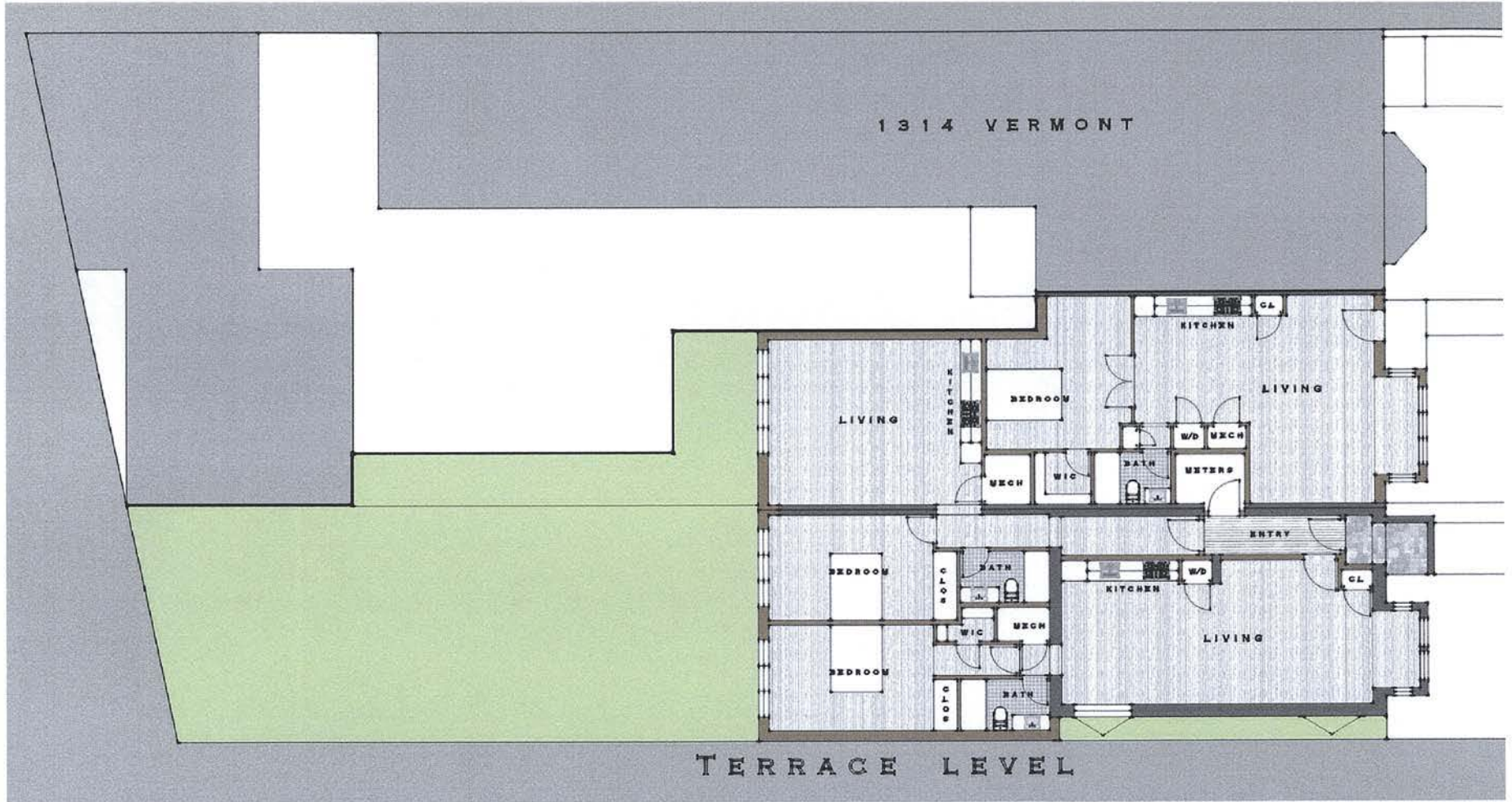
Application Meets the Variance test:
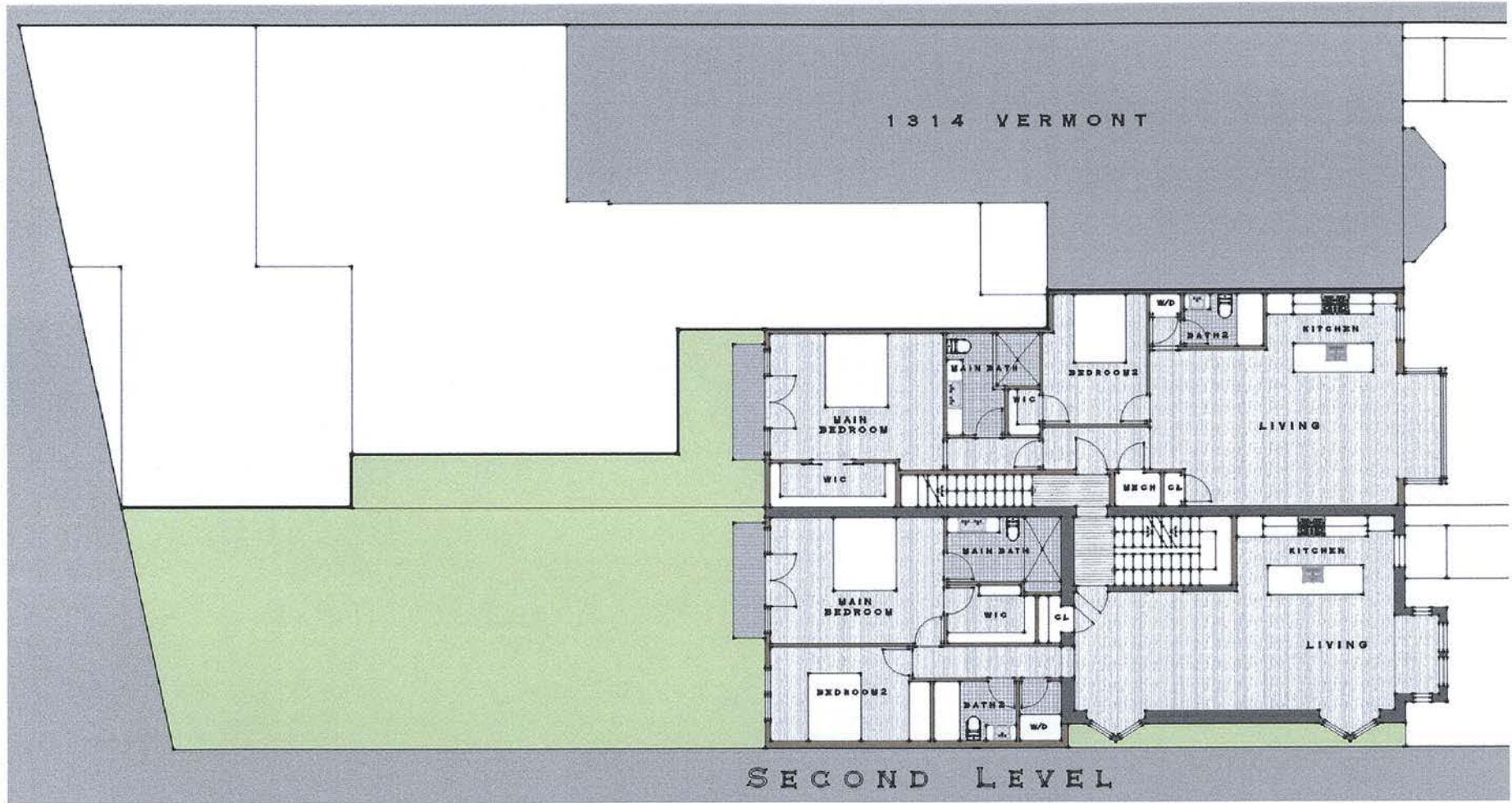## Unique condition which leads to a practical difficulty
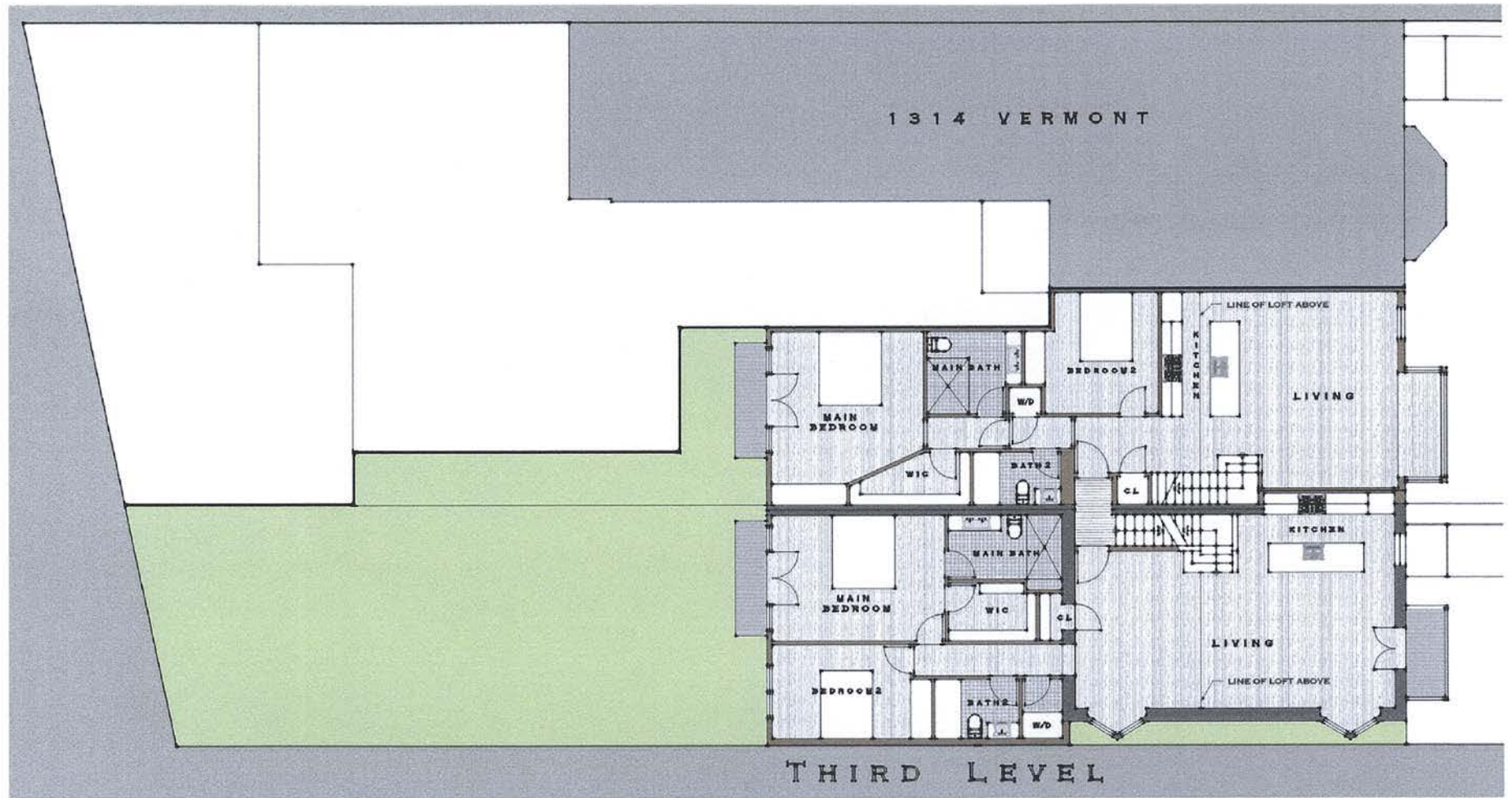
- Existing Configuration
  - Currently an existing nonconforming side yard
  - Built prior to the zoning regulations
  - Extent of the modifications that would make the court conforming would result in an impractical project scope

- HPRB Restrictions
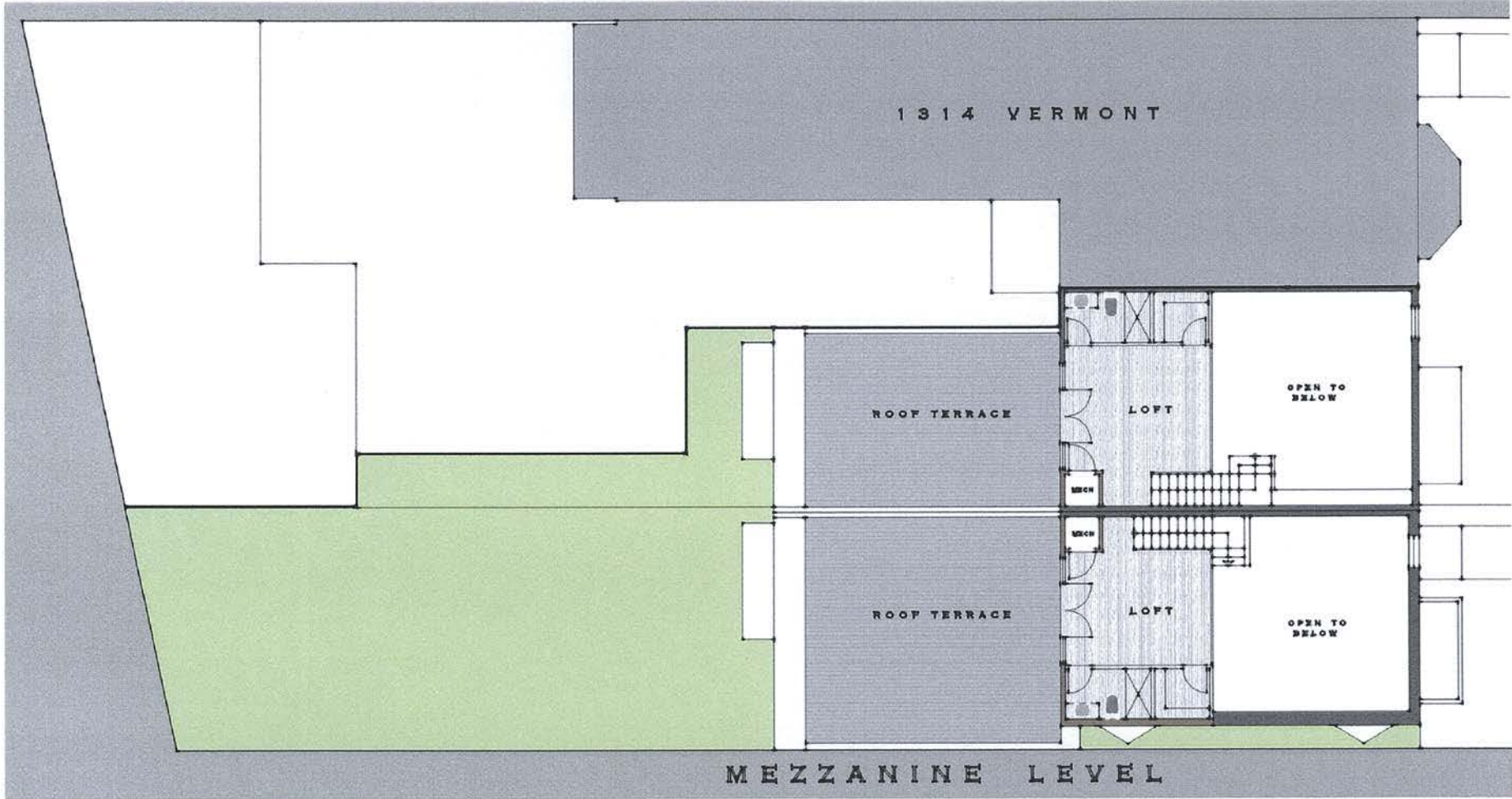 - Courts are not even required in the RA Zone; Applicant proposed to eliminate the side yard entirely but this was rejected by HPRB
  - Unable to provide a conforming court or conforming side yard
  - The existing building is only 16 feet wide at the rear; restrictions create a practical difficulty because relief is required for ANY addition or alteration to the layout of the existing building

1 3 1 4   V E R M O N T

KITCHEN
CL
LIVING
KITCHEN
BEDROOM
LIVING
W/D
MECH
MECH
WIC
BATH
METERS
MECH
ENTRY
BEDROOM
CLOS
BATH
KITCHEN
W/D
CL
WIC
MECH
BEDROOM
LIVING
CLOS
BATH

T E R R A C E   L E V E L

1 3 1 4   V E R M O N T

P 1

P 2

MAIN BATH

MAIN BEDROOM

BEDROOM2

KITCHEN

LIVING

WIC

WIC

BATH2

W/D

CL

MAIN BATH

MAIN BEDROOM

KITCHEN

ENTRY

WIC

CL

LIVING

BEDROOM2

BATH2

W/D

F I R S T   L E V E L

1314 VERMONT

MAIN BATH
WIC
MAIN BEDROOM
WIC
BEDROOM2
W/D
BATH2
KITCHEN
LIVING
MECH CL

MAIN BATH
MAIN BEDROOM
WIC
CL
BEDROOM2
BATH3
W/D
KITCHEN
LIVING

SECOND LEVEL

8

1 3 1 4 V E R M O N T

LINE OF LOFT ABOVE

KITCHEN

LIVING

MAIN BATH

BEDROOM2

W/D

MAIN BEDROOM

WIC

BATH2

CL

KITCHEN

MAIN BATH

LIVING

MAIN BEDROOM

WIC

CL

BEDROOM2

BATH2

W/D

LINE OF LOFT ABOVE

T H I R D L E V E L

1314 VERMONT

OPEN TO BELOW

LOFT

ROOF TERRACE

MECH

OPEN TO BELOW

LOFT

MECH

ROOF TERRACE

MEZZANINE LEVEL

No Substantial Detriment Nor Substantial harm

- No difference in impact between a 2 ft. 3 in. side yard and 2 ft. 3 in. nonconforming court

- Relief is *de minimis*, as there is an existing nonconformity

- Addition is at the rear and will have no impact on adjacent properties

- ANC is in support