



Application of
Jonathan Meyer
and Philip
Lawrence

1310-1314
Vermont Avenue,
NW

BZA CASE NO. 19608

DECEMBER 13, 2017

Requested Relief

- Existing nonconforming side yard (6 in.-2 ft. 3 in.; 8 ft. required) on the south side
- Proposing to enclose a portion that side yard
- Creates a nonconforming court (6 in.-2 ft. 3 in.; 10 ft. required)
- 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).



- 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

Existing Unique Condition/Situation

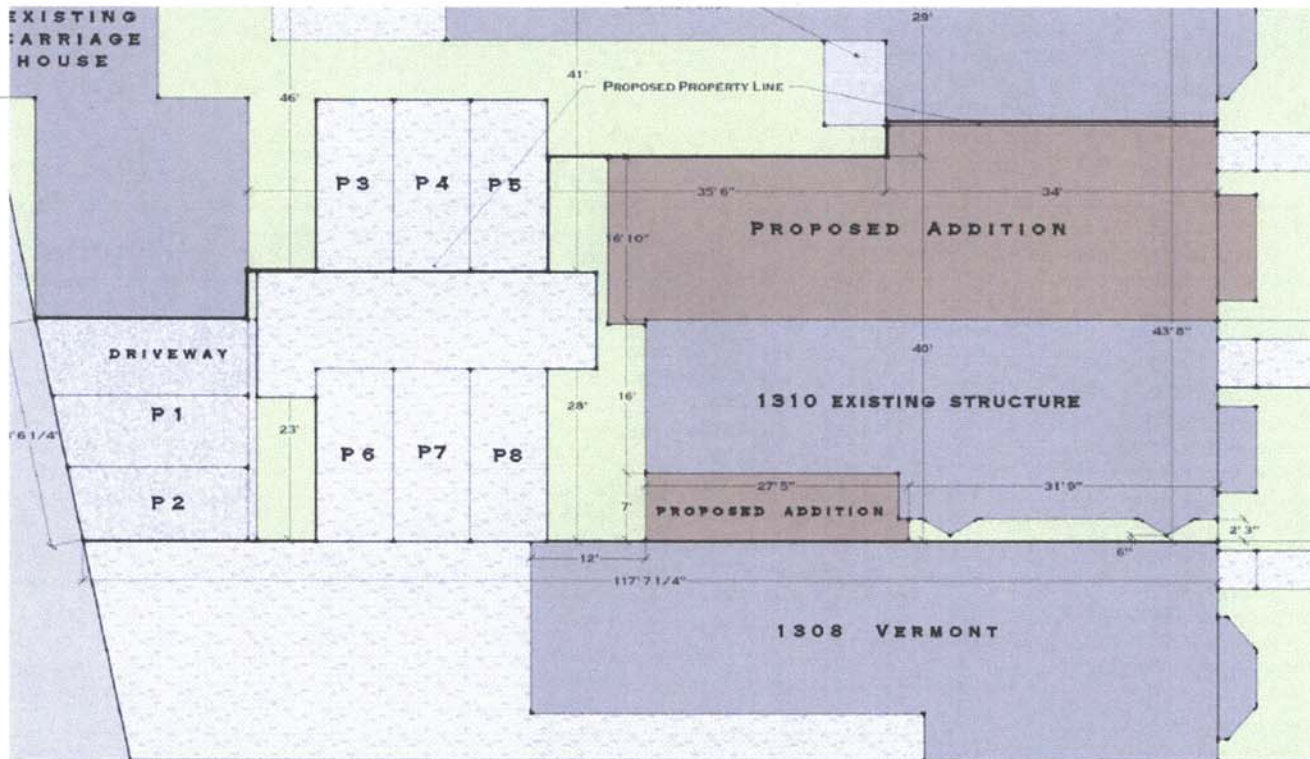
- Existing nonconforming side yard
- Bay windows make the side yard less than 2 ft. in width (6 in.)– can't extend building along that side yard without relief
- Due to HPRB restrictions, the Applicant is not permitted to pursue the only option that would not require BZA relief (enclosing the side yard)

Practical Difficulty

- Unique situation leads practical difficulty: Applicant must request relief to do any meaningful addition to the Building.
- Applicant is left with three options:
 1. Proposed Option
 2. Option B
 3. Office of Planning Option

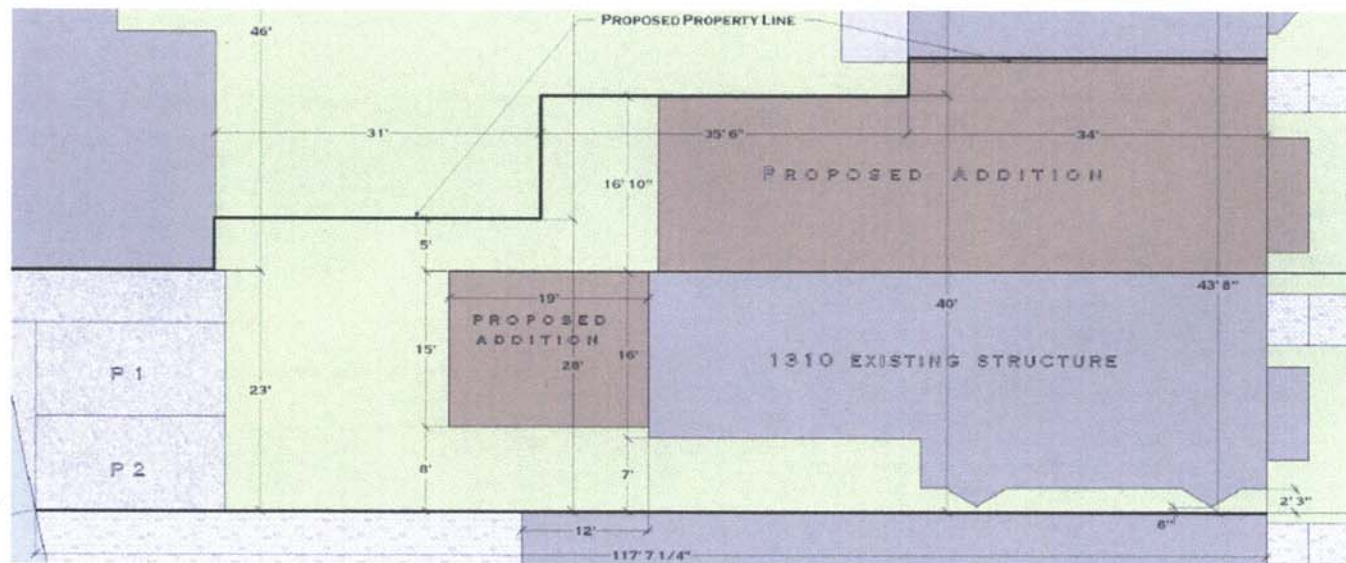
1. Proposed Option

- Variance relief required because it creates a nonconforming court
- Most efficient use of space on the lot- allows for double the amount of parking than Option B
- The church (1308 Vermont) prefers this option and requested the Applicant provide as much parking as possible



Option B

- Extends the addition to the rear
- Would also require special exception AND variance relief (for side yard to the north- only 5 ft. and for expanding a nonconformity/creating a nonconformity)
- Not the most efficient use of space
- Cuts the amount of parking in half- neighbors prefer more parking

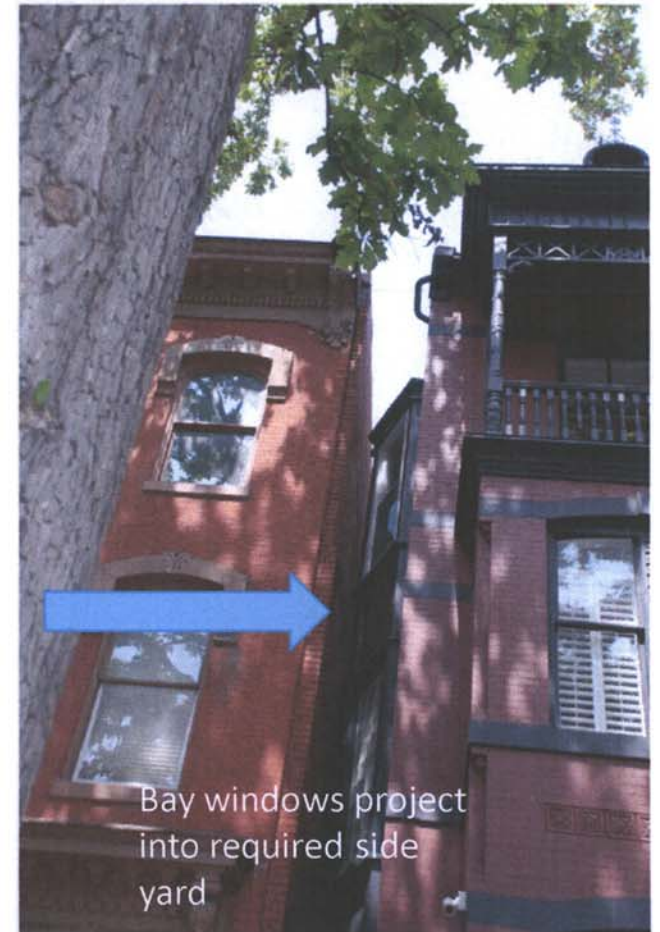


Office of Planning's Option

- Office of Planning Option- advised the Applicant to build an addition that continued along the nonconforming side yard
- The regulations permit the continuation of a NC side yard in the RA Zone so long as it is at least 2 ft.
- After the hearing on Nov. 1st, the Applicant explored this option but found that the bay windows project into the required side yard, which impacts how width is calculated
- With the bay windows, the side yard is only 6 inches
- Would need special exception (side yard) AND variance relief (C-202.2, expanding a NC structure)



Existing
Nonconforming
side yard- will
look no different
as a
nonconforming
court



Bay windows project
into required side
yard

Conclusion

- Relief is required to do any meaningful addition
- Both Option B and the option proposed by the Office of Planning require the Applicant to request special exception relief and variance relief
- As any scenario would require relief, the proposed plan is the best scenario as it allows for the most efficient use of space on the lot
- Both of those scenarios require the addition to further encroach into the rear yard, eliminating parking
- Neighbors are in support of the proposed option
- The ANC is in support of proposed option
- HPRB has approved proposed option