Board of Zoning Adjustment Application for Zoning Relief
Case Number: 16584
1520 22nd Street, NW
(Second Floor Addition to Single Family Residence)

Part B of Application: A detailed statement of existing and intended use and number of families or household units, if any, the building is designed to accommodate.

The existing building was constructed in 1925, and is a brick detached one story and cellar single family house, on an alley lot. It is unknown when this structure was converted into a single family residence, it appears to have been part of the church property fronting on 22nd Street, NW, now known as the Church of the Pilgrims. There is no occupancy permit history on file. It is currently a single family residence, and from the look of the interior was renovated sometime in the 1960's.

The property was purchased by the current owner (the "Applicant") in 1999, when the property was offered for sale. He had been a tenant in the property for a number of years.

At this time, the Applicant owner desires to add a second floor consisting of 583 square feet, and a small roof top swimming pool. (See architectural plans and renderings elsewhere in the Application.) The property will remain a single family residence.

The property is subject both to the Commission of Fine Arts under the Shipsted-Luce Act, and also to the Historic Preservation Division of DCRA, in the Sheridan-Kalorama Historic District. The development proposal has been conceptually reviewed and accepted by both the Commission of Fine Arts and the Historic Preservation Division prior to this filing.

There is another single family alley dwelling on a separate lot adjacent to this building consisting of two floors (see photo exhibit).

The property is zoned R-3, which has been verified by Ms. Jerrily Kress in a Certificate of Zoning, attached elsewhere in this Application for Zoning Relief.

The development proposal requires zoning relief from five sections of the zoning regulations, as follows:

Section 2001.3, non-conforming structures devoted to conforming uses, due to the fact that the property occupies 59 percent of the lot and the required percent lot occupancy in the R3 zone is 40%. In addition, the proposed second floor addition will extend the non-conformity of the required rear yard and side yard setback requirements.

Section 2507, Buildings on Alley Lots, due to the fact that the alley is not 30 feet in width, as required in the zoning regulations, but is on a 20 foot wide alley. In addition, the cost of the renovation approximates 50% of the value of the existing structure, due primarily to the type of materials selected for the addition and the high level of architectural finish desired by Mr. Jefferies, the Applicant.

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Section 403, Percent Lot Occupancy, due to the fact that the existing footprint occupies 59% of the lot and the requirement for an R3 zone is a 40% lot occupancy.

BZA
Case No. 16584
Exhibit No. 5

Section 404, Rear Yard, due to the fact that the rear yard has a depth of 4 feet (existing footprint) and the zoning regulations require a 20 foot rear yard.

Section 405, Side Yard, due to the fact that one side yard is 3.0 feet and the other side yard is 6.5 feet (existing footprint), while the zoning regulations require an 8 foot side yard on each side.

There is a limited amount of recreational space for the existing building, since the existing side yard setbacks of three feet and six and one-half feet and a the existing four foot rear yard are of insufficient area and configuration to be usable by the Applicant as outdoor recreational space. This development proposal includes construction of a roof top recreational area above the first floor, on the portion of the building not occupied by the second floor addition.

If zoning relief as requested is granted, the result will be a comfortably-sized single family dwelling of exceptional architectural merit, consisting of 3,456.5 square feet fully renovated.

Re: 16584