BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF
ROBERT S.E. SHAEFFER
2725 13TH STREET, N.W.

BZA APPLICATION NO. 16695
HEARING DATE: MAY 1, 2001
ANC 1B

D.C. RECEIVED
BOARD OF ZONING
2001 MAR 17 PM 1:40

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Robert S.E. Shaeffer in support of his application to the Board of Zoning Adjustment for special exception relief from the rear yard provisions of Section 404 pursuant to the provisions of Section 223. The relief is necessary to permit the construction of a small building addition in an area between the main structure located on the lot and the existing garage at premises 2725 13th Street, N.W., Lot 844 in Square 2859, located in the R-4 Zoning District.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment has jurisdiction to grant the special exception requested pursuant to Section 223 of the Zoning Regulations relating to "Additions to One-family Dwellings or Flats."

III.
BACKGROUND

A. Description of the Subject Property

The Subject Property consists of Lot 844 in Square 2859 and is located at the intersection of 13th and Girard Streets, N.W. The Subject Property is 4,600 square feet in area which is 2½ times the minimum lot size for the R-4 District. A plat of the Subject

BZA
Case No. 16695
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16695
EXHIBIT NO.27

Property is attached at Exhibit A depicting the subject lot and existing improvements on the lot.

A review of the plat and elevation of the proposed improvements, Exhibit B, reveals that a minor addition is proposed in an area of the site which only negligibly increases lot occupancy. In fact, lot occupancy for the existing house and the proposed improvements is only approximately 35% of the site, or only half of what would be permitted pursuant to Section 223.3 of the Regulations.

The property currently does not provide a rear yard and this minor addition will do nothing to adversely affect that condition.

Furthermore, the applicant has been in contact with his surrounding neighbors and the ANC Single Member District representative and it is the applicant's understanding that there is only support for the proposal and no opposition.

B. Description of Surrounding Area

As shown on the attached plat, Exhibit C, the properties abutting the subject site are improved with row structures of similar footprint to that of the applicant's. None of these properties will be adversely impacted by this proposed minor building addition. The plans depict a minor additional approximately 9'x15' in size located between the existing structure and the garage located on the site.

IV.
THE APPLICANT MEETS THE PROVISIONS OF SECTION 223 FOR THE PROPOSED ADDITION TO A ONE-FAMILY DWELLING OR FLAT

Subsection 223.1 - The Board has special exception authority to grant the relief requested based on compliance with the following provisions:

Subsection 223.2(a) - The addition shall not substantially adversely impact the use or enjoyment of any abutting or adjacent dwelling or property. The light and air

available to neighboring properties will not be unduly affected by the addition due to its setbacks from the south property line of approximately 15 feet and its height.

Subsection 223.2(b) - Likewise, the privacy use and enjoyment of neighboring properties shall not be unduly compromised for above-stated reasons.

Subsection 223.2(c) - The addition, taken together with the original building as viewed from the street, alley and other public way, shall not visually intrude upon the character scale and pattern of houses along the street frontage and, in fact, will be an improvement to the site.

Subsection 223.2(d) - The applicant has submitted plans and photographs to represent the relationship of the proposed addition to adjacent buildings and views from public ways (see prior exhibits and filings of record).

Section 223.3 - The lot occupancy of the structure together with the addition shall be only approximately 35% or approximately one-half of the 70% permitted in the R-4 District.

Section 223.4 - Due to the nature of the design of the addition, there is no need for the Board to require any special treatment by way of design, screening, exterior or interior lighting, building materials, or other features.

Pursuant to the provisions of Section 3104.1, the Board is authorized to grant special exceptions where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations. The applicant submits that this provision is met and should be granted.

V.
WITNESSES

A. Mr. Robert S.E. Shaeffer, Applicant.

B. P.D. Gravett, Architect.

V.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for special exception under Sections 223 and 3104 of the Zoning Regulations and the Board should, therefore, grant this application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By: /s/ Norman M. Glasgow, Jr.
Norman M. Glasgow, Jr.

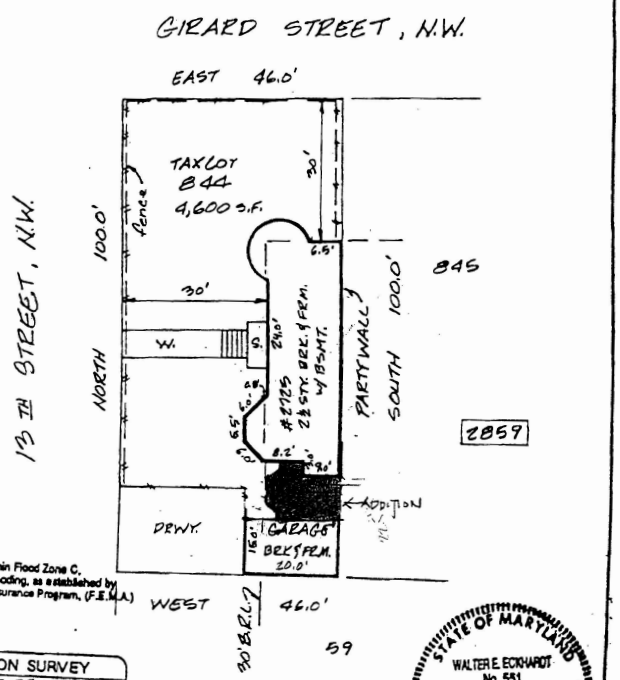
2099 Pennsylvania Avenue, NW
Suite 100
Washington, DC 20006
(202) 955-3000

April 17, 2001

WAS1 #939171 v1

JUN 17 '93 14:26 CAPITOL TITLE/CROFTN

NOTES:
1. This is NOT a Property Line/Boundary Survey and is NOT to be used for the erection of fences or any other improvement; the Survey is for Title Purposes ONLY; Title Report was not furnished.
2. This survey was prepared in accordance with the building offsets and property line information from the Office of the Surveyor of the District of Columbia.
3. This property shown hereon is subject to easements and right-of-way(s) of record
4. The location of any Fence or Fences shown hereon are Approximate ONLY, the Exact location of same has NOT been determined by this survey.
5. LEGEND: OH = building overhang; D. = deck; S. = stoop; W. = walkway; P. = patio; A/W. = aerial wire(s); P.L. = property line; BW. = bay window; CHM. = chimney; WW. = window well; SW. = stairwell; G. = gas meter.



Note: This property lies within Flood Zone C, an area of Minimal flooding, as established by the National Flood Insurance Program, (F.E.M.A.)

HOUSE LOCATION SURVEY
#2125 13TH STREET, N.W.
TAX LOT 844, SQUARE 2859
Subdivision Book —, Page —
County Book —, Page —
Assessment & Taxation Plat No. 1404
District of Columbia

CERTIFICATION:
I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments.
Walter E. Eckhardt
Walter E. Eckhardt
Property Line Surveyor, Md. Reg. No. 551

STATE OF MARYLAND
WALTER E. ECKHARDT
No. 551
REGISTERED PROPERTY LINE SURVEYOR

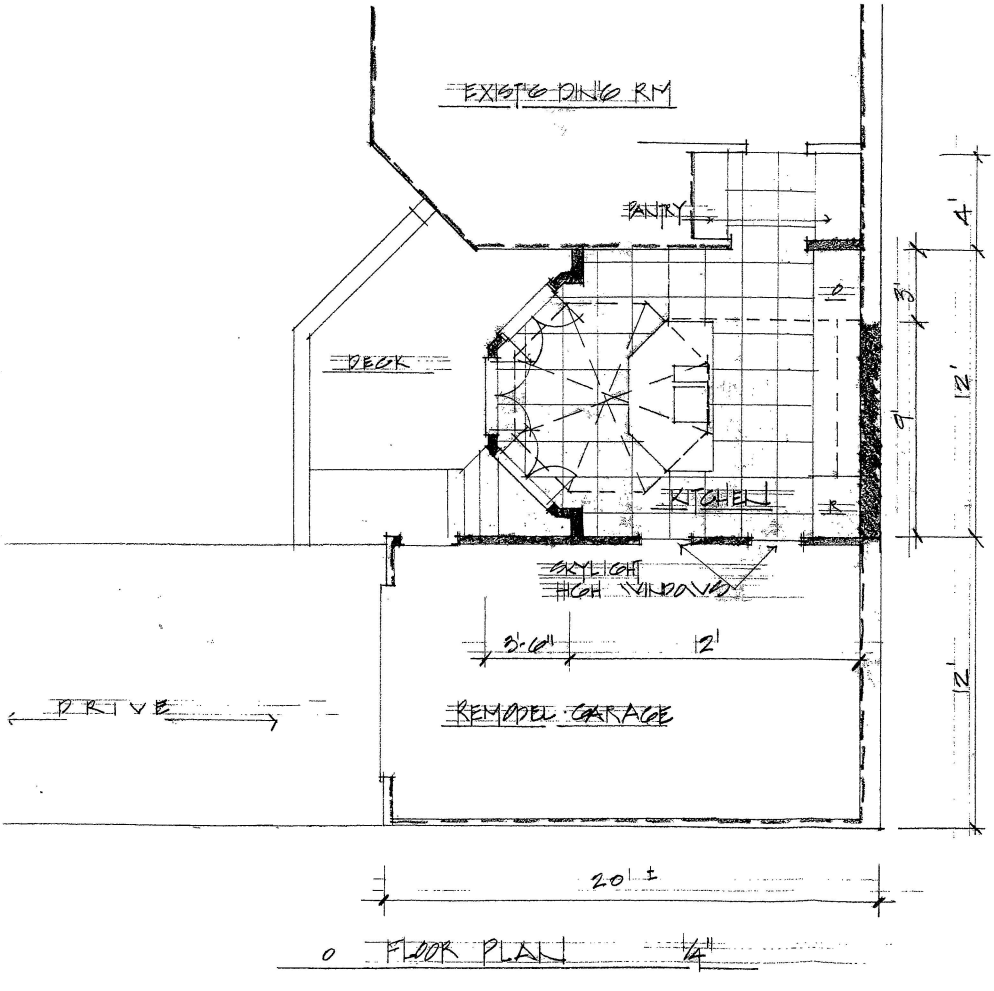
MSI METROPOLITAN SURVEYS, INC.
Rockville, Maryland

93-06-070 | File: 06-159-93 | Ck: WEE | Scale: 1" = 20' | Date: 6/16/93

Exhibit A

ADDITION & RENOV TO SCHAFFER RESID
2827 35TH ST NW
WASHINGTON, DC

MCGRAVETT, ARCHITECT - 20

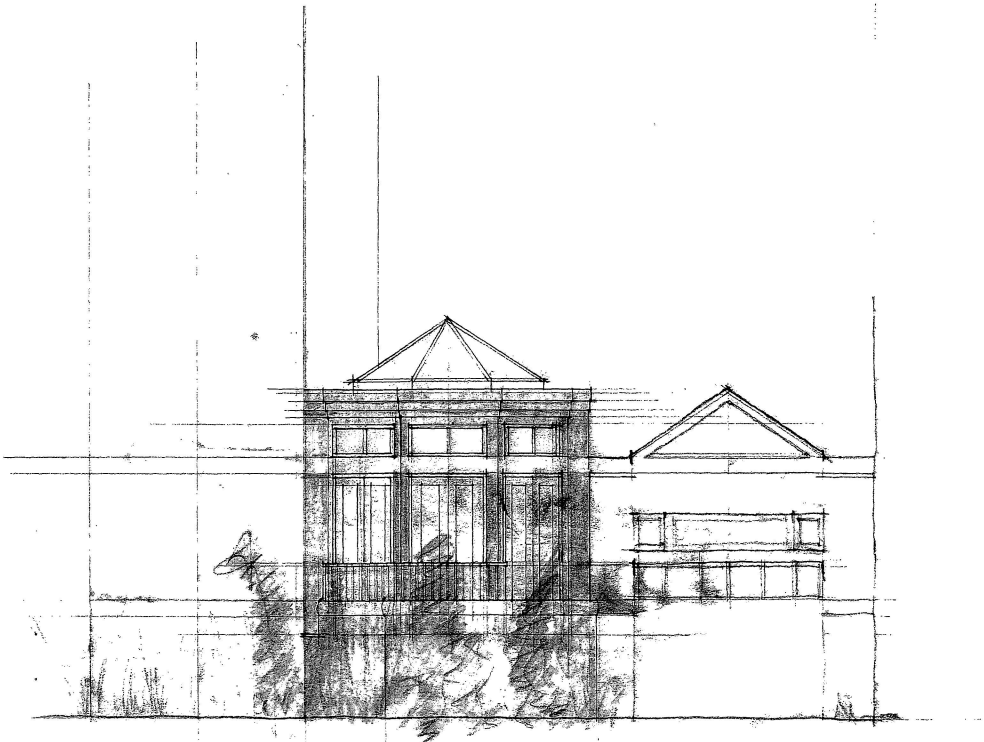


0 FLOOR PLAN 1/4"

Exhibit B

ADDITION & RENOV TO SCHAFER RESID
2527 13TH ST NW
WASHINGTON, DC

ED GRAVETT, ARCHITECT - 1200



ELEV

10|20|00

ADDITION & RENOV TO SCHAFFER RESID

2527 13TH ST NW

WASHINGTON, DC

PD GRAVETT, ARCHITECT - 1|20|01

PLAT OF S

OF SQUARE 2859 TO LOCATE
ALSO SHOWN

Jan 13, 1971

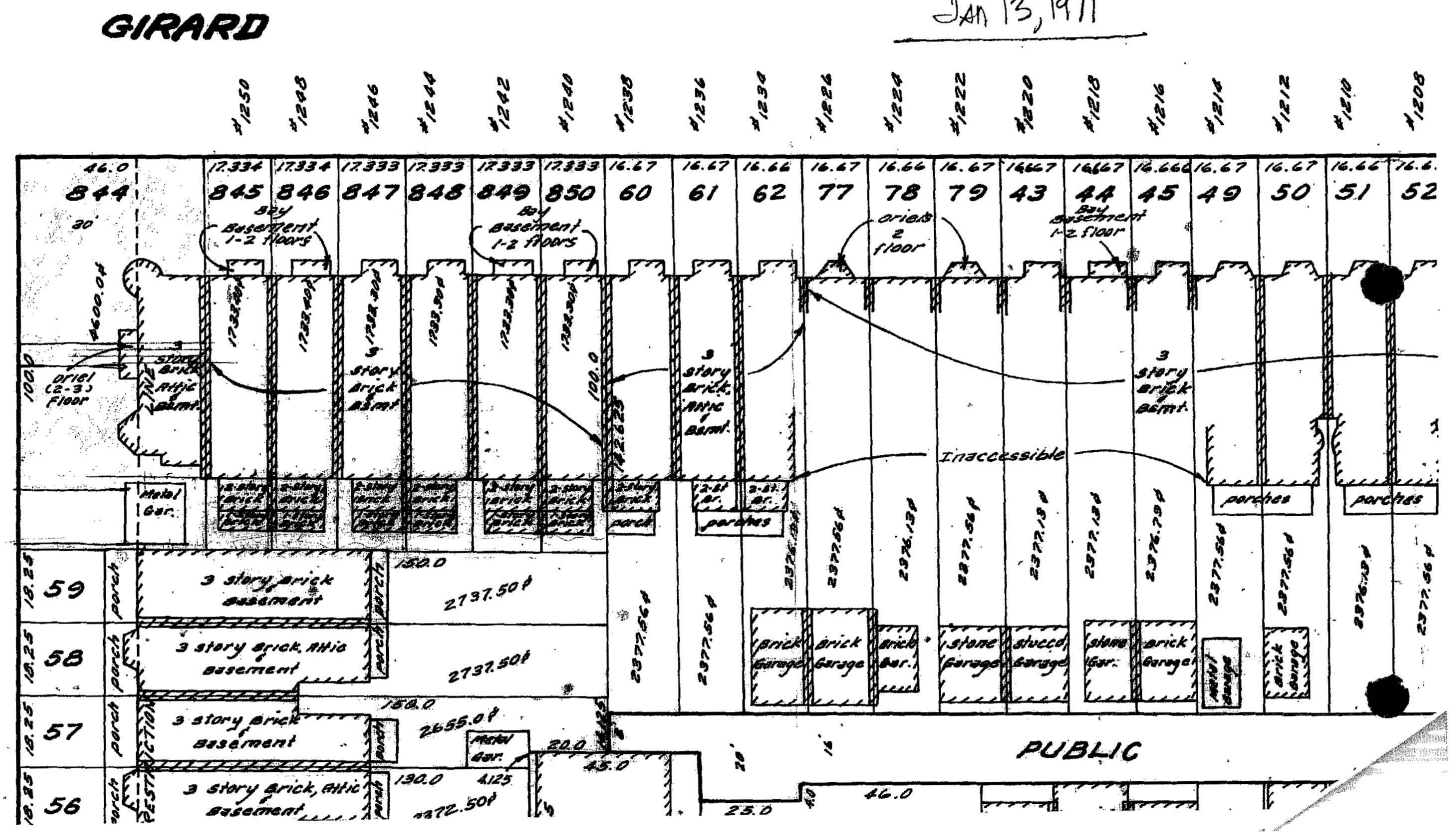


Exhibit C