H A M I L T O N S N O W B E R
Architects

Submission to the Board of Zoning Adjustment
4/25/01

Proposal: Shed dormer at rear of house at Attic

Owner: John and Laura Chadwick
1406 30th Street, NW
Washington, DC 20007

Agent: Hamilton Snowber Architects
2741 Woodley Place, NW
Washington, DC 20008
202-332-5416

D.C. BOARD OF ZONING
2001 APR 25 PM 4:27

Attached: 1. Application
- A. Plat, Plans and Elevations (11" x 17")
- B. Statement regarding use (below)
- C. Photographs
- D. Mailing labels
- E. Name of leaseholders: Not applicable
- F. Certificate of Occupancy: Not applicable
- G. Zoning Memorandum: Self-certification form
- H. Supplemental Statement and Document

B. Intended use of building or part of building:
The entire building is now a single family residence of three floors plus an attic. The floors are currently used as follows:
First Floor: Garage, office, stairs to upper levels
Second Floor: Kitchen, Dining Room and Living Room, stairs
Third Floor: Master Bedroom, Second Bedroom, two Bathrooms, stairs
Attic: Third Bedroom, Bathroom, stairs

The proposed Special Exception covers only the Attic. The intended use of the Attic would remain the same, Bedroom and Bathroom.

H. Supplemental Statement and Document

Listed here are relevant facts regarding this case. Also attached is a letter of support forthe project, signed by several neighbors.

1. The existing zoning for the property is R-3. The existing house was built in 1951.

2. This application is for a variance from two sections of the code, 2001.3 (enlarging a non-conforming structure) and 400.1 (number of stories).

BZA
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Board of Zoning Adjustment
District of Columbia
CASE NO.16737
EXHIBIT NO.9

15. The adjacent neighbor immediately to the north at 1412 30th Street, Mr. James Taylor, supports the project.

16. The attached house immediately to the south is a rental property and we are attempting to reach the Owner. The dormer would not cast any shadow on this property. Other nearby neighbors are in support of the project. Please see the attached letter.

17. The proposed dormer was given Conceptual Approval by the Old Georgetown Board of the Commision of Fine Arts following the April 5, 2001 meeting.

18. The proposed dormer was placed on the agenda as a consent item at the April 3, 2001 meeting of ANC 2E.

Issues related to 2001.3.

3. The lot is less than the required minimum area (1185 s.f. versus 2000 s.f.), has a less than minimum rear yard (14.38' versus 20'), exceeds lot occupancy (56% versus 40%), and has a less than minimum side yard (5' versus 8'). The house is a nonconforming structure devoted to a conforming use, and any addition to this building requires a variance by not meeting the lot occupancy requirement of 2001.3.

4. There is a 4.5' "Easement for alley purposes" at the northern edge of the property which provides private access for the neighbor to the rear from 30th Street to his rear yard. Were this easement not to exist, the homeowner could build to the side property line and be considered a row dwelling, changing the allowable lot occupancy to 60%, and avoiding the need for a variance under 2001.3.

5. The house contains a single car garage which occupies the majority of the first floor of the building. The second and third floor of the building contain living and bedroom spaces.

6. Due to these exceptional limitations on the site and buiding, the Owner is extremely limited in his options to expand the use of his property, and is thus seeking a variance.

Issues related to 400.1

7. The existing zoning for the property allows for a building height of 40 feet and three stories. The existing building height, measured at the ridge, is 36 feet. The existing house occupies three stories, as well as part of the Attic. The proposed shed dormer would create another story in the house, and thus be in violation of 400.1.

8. John and Laura Chadwick purchased the home in March of 2001, with the Attic in the condition shown on the plans, sections and photographs. Though shown as a bedroom and bath, the Attic is almost unusable because 80% of the floor area has a sloping ceiling with a height of 4 feet to 7 feet. This height is not in accordance with any building code limitations on ceiling height and makes the space uninhabitable.

9. The proposed dormer would allow the Attic bedroom and bath to have building code compliant ceiling height.

10. The proposed dormer would not change the overall height of the existing structure. The roof of the dormer would slope from the ridge at 36 feet down to the eave at 35 feet 8 inches.

11. The proposed dormer pulls back from the side (3' and 2') and rear (2') faces of the existing building to make reduce its overall mass. It uses stucco as a material to make it appear different yet compatible with the surrounding brick structures.

12. The proposed dormer would be completely in the rear of the structure, and would not be visible from any public way. It would have no adverse impact on the neighborhood in general.

13. The proposed dormer would be in harmony with the general purpose and intent of the Zoning Regulations and Maps.

14. The proposed dormer would not affect adversely the use of neighboring property.